



City of Santa Barbara California

PLANNING COMMISSION STAFF MEMO

REPORT DATE: October 14, 2010
AGENDA DATE: October 21, 2010
PROJECT ADDRESS: 816 Cacique & 110 S. Quarantina Streets (MST99-00432)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *See Memo for Danny Kato*
 Kelly Brodison, Assistant Planner *KAB*

I. STATUS REPORT

The purpose of this meeting is for Casa Esperanza to provide its Two-Year Progress Report on its operation of the Emergency Homeless Shelter and Day Center, located at 816 Cacique Street, as required by Condition II.F of Planning Commission Resolution 008-09.

II. BACKGROUND

On September 30, 1999, the Planning Commission approved the original Conditional Use Permit (CUP) for Casa Esperanza. This CUP included two phases. Phase 1 consisted of the conversion of an existing 13,536 square foot furniture store into a homeless day center, an emergency homeless winter shelter for up to 230 people, and a year-round shelter for up to 30 people. Phase 2 consisted of adding an 11,856 square foot second story within the building shell with no change in total occupancy. It also added a daily lunch service for up to 200 people and a detox facility for up to 14 people. A parking modification was approved to allow a total of thirty-nine (39) parking spaces: 13 on-site at 816 Cacique Street, and 26 at 712 Cacique Street for staff and volunteers. These off-site spaces are within 720 feet, walking distance, of the facility. The CUP required regular reports on the operations of the facility to the Planning Commission every two years. In October 1999, the Planning Commission's approval of the CUP was appealed to City Council by area neighbors; however the appeal was withdrawn after agreements were reached that limited the average shelter occupancy during winter operation to 190 occupants, limited the number of breakfast and dinners served to shelter occupants, and limited the number served at lunch.

On May 17, 2001, the Planning Commission approved an amendment to the original CUP to relocate the off-site parking from 712 Cacique Street to 110 S. Quarantina Street and reduce the total number of spaces to 25 spaces (12 spaces off-site).

On December 20, 2001, the Planning Commission received the first two-year report on the project. The Commission made the following comments:

- Remarked at the number of people who have found permanent homes as a result of the comprehensive nature of the program at this location.
- Thanked the applicant for the comprehensive report which was included in the Staff report.
- Appreciated that problems are being addressed and resolved as they occur.
- Recognized those who initially opposed the shelter, yet have found ways to participate and be involved in this cause.
- Focused on being responsive to the local merchants and businesses in the area.

On December 11, 2003, the Planning Commission approved an amendment to the CUP to increase the year-round shelter from 30 to 100 beds. The project's additional clients in the year round shelter program would be required to participate in a new program that would mandate employment, sobriety, and assignment to a caseworker. Individuals in this program would include those released from the hospital yet needing additional care to complete recovery, homeless working people, and those in job training to become employed. The winter emergency shelter maximum capacity of 230 beds did not change and the number of parking spaces remained at twenty-five (25) spaces.

This approval was appealed by Barbara and Rolland Fitzgerald. The appellants requested that the Council deny the project, asserting that the amendments would result in devaluation of their property. In addition, the appellants attributed problems with vagrancy to the lack of maintenance at the terminus of Cacique Street adjacent to the appellant's property, which is located at 201-209 South Milpas Street. Further, the appellants questioned the increase in the bed capacity without the provision of additional parking and they claimed that expanding services would result in an increase of homeless individuals in the City of Santa Barbara.

On February 24, 2004, the City Council considered the appeal to the Planning Commission's decision and approved the increased the year-round bed capacity at Casa Esperanza Homeless Shelter from 30 to 100 beds for an initial period of nine months. Council directed Casa Esperanza Homeless Shelter, in conjunction with City staff and an expanded Neighborhood Advisory Committee, to develop and implement a comprehensive plan to address the neighborhood problems identified during the public hearing. They also directed that Casa Esperanza's application be returned to the Planning Commission in November of 2004 for a review of progress made in resolving the issues.

The Milpas Action Task Force (MATF) was formed in March 2004 to focus on and develop a comprehensive plan to address and resolve the neighborhood issues. The members of the MATF included representatives from Casa Esperanza, Community Kitchen, County Alcohol Drug Mental Health, neighborhood businesses, residents, City Council and City staff (City Administration, Community Development and Police).

The Plan, titled "Milpas Action Task Force Report - Strategies to Resolve Neighborhood Concerns in the Area Surrounding Casa Esperanza," was completed on September 14, 2004, and presented to the

Planning Commission on November 18, 2004. The Planning Commission felt the applicant had been responsive to the neighborhood concerns raised at the Council hearing held in February 2004 relative to the increase in the year-round bed capacity, and made the year round bed capacity increase to 100 beds permanent. The Planning Commission also approved an amendment to the CUP to increase the number of staff and volunteers for the Day Center from 15 to 18, and to increase in total parking spaces from 25 to 33 (13 on-site and 20 off-site). A condition to the CUP was added requiring a six-month progress report to the Planning Commission on the MATF recommendations, followed by an annual report in 2006 and then a report every two years. Compliance with the conditions of approval and progress on corrective action objectives in the MATF Report are to be addressed in each report. In addition, the progress reports are to contain MATF recommendations on how to improve operations to reduce neighborhood impacts.

A six-month verbal progress report was given to the Planning Commission on June 9, 2005. The Planning Commission expressed appreciation for the report and the breadth of information provided and stated that on-going in-depth reporting was valuable for this project. Bi-annual progress reports to the Planning Commission were given on September 14, 2006 and October 30, 2008.

On March 26, 2009, Casa Esperanza requested an amendment to its Conditional Use Permit to temporarily increase the capacity of the Year-Round Shelter by 40 beds (140 beds total) for a 90 day period from April 1 through June 30, 2009. In addition, the Police Department requested that the number of beds at Casa Esperanza be increased by up to 10% to respond to critical weather and public safety needs at the discretion of the Police Chief. The Planning Commission approved both amendments and asked Casa Esperanza to report back to them in 45 days on the following items: 1) updates on the exploration with other agencies in the community for alternative locations for the food service program; 2) an update on the Fielding Institute study which will provide a comparison of day and evening residents; and 3) an update on coordination with the Milpas Action Task Force. Casa Esperanza returned to the Planning Commission on May 21, 2009 and December 10, 2009 to report on these items.

The Milpas Action Task Force continues to meet on a regular basis to address neighborhood complaints as well as widespread issues that affect the Milpas corridor, such as liquor sales, public drunkenness, loitering, drug dealing and panhandling. It is currently comprised of representatives from Casa Esperanza, Community Kitchen, homeless service providers, neighboring businesses and the City of Santa Barbara's Police, Public Works and Community Development departments.

III. DISCUSSION

A. Police Report

The Police Department has provided a report (Exhibit B) on the number of calls for service and police activity in the Milpas area. Crimes associated with homeless activity have increased over the last twelve years.

B. Compliance with Conditions of Approval

Although there have been several Planning Commission Resolutions for Casa Esperanza over the years, each with conditions of approval, each new set of conditions superseded the previous set of conditions. At this point in time, the conditions of approval that apply to Casa Esperanza are contained in Planning Commission Resolution 008-09 (Exhibit C). Staff has reviewed the conditions of approval contained in PC Resolution 008-09, and found that Casa Esperanza is complying with its conditions of approval.

The purpose of this review is to make sure that the shelter and day center are operating within the conditions of approval established by the Planning Commission approval. Major conditions of approval required neighborhood communication, neighborhood outreach, and neighborhood watch/patrol (Conditions II.A.9., 10. and 11. of PC Resolution 008-09). The applicant has submitted a Report (Exhibit A), which outlines the status of the project to date. Details concerning neighborhood communications are discussed below.

The **Milpas Action Task Force (MATF)**, which is comprised of community members, City and County representatives, and Casa Board and management individuals, has continued to meet on a regular basis and has taken over the role of the Neighborhood Advisory Committee. During the past year, Casa Esperanza has made a concerted effort to increase attendance and participation of neighboring businesses at MATF meetings. They mail out meeting invitations and hand deliver approximately 250 meeting announcement flyers to neighbors. They have also begun having the MATF meetings at alternate locations other than their facility.

Casa Esperanza has expanded the presence of a **security staff** to seven (7) days per week, eight (8) hours per day. In addition, Casa Esperanza has implemented a **Good Neighbor Policy** which is responsive to the immediate needs and concerns of those retail businesses closest to the shelter. Casa Esperanza staff and security staff regularly check in with immediate neighbors and respond to complaints 24-hours per day via Casa Esperanza's Associate Director's mobile phone.

Casa Esperanza continues to employ four residents in the **Step Up Program**. These residents pick up trash in the neighborhood and hand out flyers directing people to call the Associate Director with any problems or concerns. They also reach out to homeless people and encourage them to visit the facility.

Casa Esperanza's **Street Outreach Program** continues to ensure that there are two Street Outreach workers in the community seven days per week, eight hours per day to educate homeless citizens of the assistance that can be received at Casa Esperanza. The number of homeless who have received housing continues to surpass expectations.

Please refer to Exhibit A, provided by the applicant, for additional program details and monitoring.

C. Revocation of CUP

It is clear from public comment at previous meetings, as well as from more recent community meetings, that some members of the community are not satisfied with Casa Esperanza's work to reduce neighborhood nuisance issues from homeless people. There may be an expectation

from some members of the public, the Planning Commission and/or Council that the City can or will move to revoke or modify Casa Esperanza's CUP. The purpose of this section is to address that expectation.

A Conditional Use Permit approval runs with the land. Owners, tenants or management can change, as long as the activities continue to comply with the project description and the Conditions of Approval. In fact, complying with the conditions is approval is essential to maintaining a CUP, as SBMC §28.87.360.B. describes the circumstances under which a CUP may be revoked.

SBMC §28.87.360.B.: Violations of Conditions of Approval. If the conditions of approval of any variance, modification, conditional use permit or performance standard permit have not been met within any time limits established in such conditions, or have been violated as determined by the Community Development Director, the Planning Commission may revoke these permits or approvals. A decision to revoke shall be made following a hearing, using the same noticing requirements that were applicable to the original permit or application.

To summarize, the only way that Casa Esperanza's CUP could be revoked is if the Community Development Director finds that Casa has violated its conditions of approval, and the Planning Commission holds a public hearing on the revocation. Since this meeting was not noticed as a revocation hearing, Casa's CUP may not be revoked at this meeting.

Normally, if the Planning Commission or any member of the public believes that Casa is violating its conditions of approval, that person may submit a complaint, and Community Development Department Staff will investigate further, and determine whether or not Casa is violating its conditions. If Casa was found to be violating its conditions, then Planning Staff would typically first seek to remedy or abate the violation through enforcement. A revocation hearing at the Planning Commission would be considered if abatement efforts were not successful. As stated previously, Community Development Department Staff has already reviewed Casa Esperanza's operations, and have determined that Casa Esperanza complies with its conditions of approval; so in this case, it's unlikely that further investigation would result in a different determination.

D. Conditional Use Permit Findings.

We believe that there is a misunderstanding about conditions of approval versus findings, as they relate to possible revocation. The purpose of this section is to clarify the difference between the two.

Conditions of approval are specific requirements for action that the City places on a project. The purpose of the conditions can be to modify the project so that it will appear or operate consistent with City standards. For instance, in order to avoid adding traffic into the peak hour, the City may add a condition that requires that construction truck trips be scheduled outside of the peak hour. Another example would be that in order to reduce neighborhood

degradation caused by graffiti, the City might add a condition that requires an applicant to remove graffiti within 48 hours. The conditions can also be process oriented, e.g. a condition of approval might require the submission of public improvement plans prior to the recordation of a final subdivision map.

Findings are the reasons why the decision-making body approved the project. In order to approve a project, a decision-making body is required to make findings, which are based on the information that is available at the time the decision is made. Most City approvals have required findings, which are customized for a particular project. For example, one of the required CUP findings is that, "Such uses will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood involved". For Casa Esperanza, this finding was customized as follows:

The uses are not materially detrimental to the public peace, health, safety, comfort and general welfare and do not materially affect property values in the particular neighborhood *because the project provides a place where the homeless can go without loitering in the neighborhood.* (italicized phrase is the customization).

Sometimes adding conditions of approval help the decision makers make the required findings. For example, the Planning Commission might make a finding that a second-story side setback modification is approvable because there is a condition of approval that requires all windows to be a clerestory windows that are at least 6'8" above floor level, so that there is no intrusion into the neighbors' privacy.

Essentially, when a decision making body makes findings, it is saying, "Based on the information we have now, when we predict the future of the project after it's completed, we think the project won't have a negative effect, because of reasons A, B, and C."

People's thoughts on what may occur in the future are likely to vary at the time the decision is made and over time. In the case of Casa Esperanza, some would argue that the use has turned out to be materially detrimental to public peace, health, safety, comfort, and general welfare, and that it has negatively affected property values. The current Planning Commission or Council may not revoke a CUP because it believes that the previous decision making bodies did not predict the future accurately when they made their findings. A finding is not a condition of approval, and Casa Esperanza must have violated a condition of approval in order for revocation proceedings to occur.

IV. CONCLUSION

Casa Esperanza continues to participate in the Milpas Action Task Force (MATF), and provides neighborhood communication and services such as the Outreach Program, Neighborhood Watch and Patrol Program. Casa Esperanza is in compliance with its conditions of approvals. Staff requests that the Planning Commission comment on the Progress Report and identify any additional issue areas that should be addressed in the next report.

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Exhibits:

- A. Memo from Mike Foley of Casa Esperanza, September 27, 2010
- B. Police Report, September 2010
- C. Planning Commission Resolution No. 008-09

September 27, 2010

City of Santa Barbara Planning Commission
P.O. Box 1990
Santa Barbara, CA. 93102-1990

RE: 2010 PROGRESS REPORT
Casa Esperanza Homeless Center (Casa Esperanza),
816 Cacique Street, Sta. Barbara, CA 93103

This letter and report is provided in support of Planning Commission Resolution No. 051-04, Condition B, which stipulates that Casa Esperanza provide progress reports to the Planning Commission. This is our fifth report to the Commission and addresses Casa Esperanza's on-going compliance with the conditions of approval.

I. CONDITIONS OF APPROVAL

Casa Esperanza continues to successfully operate within the conditions of approval. These conditions were amended six (6) years ago, in response to the Milpas Action Task Force Report. Casa Esperanza remains in substantial compliance with capacity and operational requirements.

1. **Uninterrupted Water Flow:** Casa Esperanza continues to provide uninterrupted water flow. If water flow is interrupted temporarily, appropriate repairs take place within a reasonable period.
2. **Recreational Vehicle Storage:** Casa Esperanza continues to provide the necessary recreational storage. Recreational vehicles are not stored on Casa Esperanza property. RV's belonging to residential members are very rarely stored on Casa Esperanza property. Casa Esperanza continues to provide a total of thirty-three (33) parking spaces for use by staff, volunteers and client members in the parking area on the property at 816 Cacique Street and at the remote parking lot located on the corner of Cacique Street and Quarantina Street.
3. **Bicycle Storage:** Casa Esperanza continues to provide the necessary bicycle storage. We continue to accommodate sixty (60) bicycles parking/storage spots. Bicycle racks are available in the front of the Cacique building and the rear of the building with a separate exit, and at the Quarantina/Cacique parking lot area as needed by demand.
4. **Landscape:** Landscape upkeep remains consistent with past plans and no modifications have occurred. Casa Esperanza has provided fence repairs on its property in the last six months along with maintenance of the same (e.g., paint).
5. **Water Rights Assignment:** Casa Esperanza continues to assign water rights to the City of Santa Barbara.
6. **Property Maintenance:** Casa Esperanza continues to provide appropriate property maintenance
7. **Day Center Operations/Community Kitchen:** Casa Esperanza was created with the goal of providing all the services for homeless individuals and/or families needed to transition from the streets to permanent, stable housing, all "under one roof".

7.1 Day Center Program: Casa Esperanza continues to operate the Day-Center program on a daily basis. Day Center hours are 8:30 am to 4:00 pm. Services include: Lunch, open bathrooms, showers and hygiene support. Coaching and counseling services include: Mental health, job development, disabilities and senior assistance, social services, women's wellness and safety, and healthcare.

Since our last report, Casa Esperanza received a grant from the Federal Rapid Re-Housing program to assist the homeless in receiving housing placement and after-care support. Casa Esperanza's healthcare clinic/department also provides the only health clinic that serves homeless people and is staffed by Doctors, Nurse Practitioners and Registered Nurses. This provides a savings of over \$2 million to the healthcare system.

Core counseling and support services occur in the day-center. The lunch program and hygiene support services provide humanitarian relief and serve as the initial gateways to the counseling and residential services that can lead to recovery and housing. Over the last three years Casa Esperanza's Day-Center coaches and counselors have helped to transition 1,035 homeless Individuals and families into permanent and stable housing.

During the period of July 1, 2008 to June 31, 2009, 1,808 persons experiencing homelessness, or in need of food--through the Community Kitchen--received services in the day-center program.

From July 1, 2009 to June 31, 2010, 1,598 people experiencing homelessness, or in need of Food--through the Community Kitchen program--arrived at Casa Esperanza and received services in the day-center program.

7.1.1 Pending Day-Center Changes & Enhancements:

As stated in the MATF report, Casa Esperanza hears feedback and accepts suggestions from members of the Milpas Action Task Force. In 2004, the Milpas Association suggested attempting to limit the number of lunches served at the Day-Center by creating satellite food locations. As stated above, we continue to search for opportunities to make this idea a reality.

Over time it has also been suggested that an effort should be made to re-locate the Detox Center. In recent months the MATF also suggested that we should improve our ability to successfully monitor traffic at the entrance of the Shelter and Day-Center in order to make certain that only members in good standing have access to the Shelter. Indeed, one of the great difficulties in monitoring member traffic rests on the fact that currently the entrance and exit from the building occur through the same gate.

Based on this feedback and other factors, Casa Esperanza has given notice to the Detox program that their lease will come to an end on January 1st, 2010. At this time, the current Detox entrance will become the single entry way to the Shelter and Day Center. Members will check-in at the door and will not be permitted to exit this door. Members will be required to exit through a gate that will be locked for entrance at all times. Casa Esperanza is also investigating the feasibility of a new electronic member ID system, but we will need to secure funding for such a system if deemed feasible.

7.2 Community Kitchen Program: Casa Esperanza continues to provide food services to the poor, and homeless using the same methods and operational techniques as reported to the Commission in the past. Food continues to be gathered from grocery stores, restaurants and the Food Bank and delivered to Casa Esperanza. The food is then stored and prepared for the homeless and hungry on a daily basis. All food served from the real property continues to be consumed on the real property and members who eat at Casa Esperanza are not permitted to take food out of Casa Esperanza.

Average Daily Members Served At Lunch (in reverse chronological order):

August, 2010	175
July, 2010	190
June, 2010	165 (New Friendship Baptist Church, Cota Street Revised at end of the month)
May, 2010	164
April, 2010	172
March, 2010	180
February, 2010	178 (Cota Street Location Begins)
January, 2010	193
December, 2009	190
November, 2009	186
October, 2009	194
September, 2009	177

Casa Esperanza's Community Kitchen also serves meals and snacks at satellite locations in Carpinteria, Goleta and in Isla Vista (St. Mark's church). Casa Esperanza serves up to 45 people per day at the St. Mark's location. This feeding center initially served as a program model for the expansion of satellite food distribution programming. All together, the Community Kitchen will serve approximately 175,000 meals this year.

7.2.1 Community Kitchen Program – Satellite Kitchen: During the 2009 report to the Planning Commission, when Casa Esperanza received temporary approval to house an additional 40 people for a three month period, Casa Esperanza began an attempt to develop additional satellite feeding locations. One of the goals of this project was to decrease both the number of daily meals served at 816 Cacique Street using the St. Marks model.

In early 2010, we successfully opened a satellite center at the New Friendship Baptist Church at the corner of Cota and Milpas Street. Initially, the program was successful. Between 35 and 45 people per day had lunch at this location and the percentage of members served lunch at Casa Esperanza dropped by 9%.

This success was short-lived, however, due to disappointing news from the County Public Health Department. Once the project was up and running and the time came for permitting inspection, it was revealed that in 2008 the State of California dissolved the entire Satellite Food distribution Center permit category and, as such, it is no longer permissible or legal for a kitchen to make food at one location and deliver it to be served at another location. Other legal

definitions, such as a catering business, do not apply. Hence, our plan to expand satellite locations for any person who arrives at the feeding location cannot be pursued at this time.

The Public Health Department has, however, permitted the Community Kitchen to provide food at this location with new restrictions, using the Meals on Wheels model. Considering that homeless people cannot receive food deliveries in their homes, we have been permitted to deliver food to specific needy individuals who must first sign up for food delivery. The food cannot be distributed to any other person and must be discarded if the person fails to arrive. Due the nature of homelessness, however, this project has been very slow in developing. Currently between 12 and 16 people use this new service. At this point, however, the Public Health Department is only willing to allow this activity to occur at the New Friendship Center.

Casa Esperanza has agreed to team with the Public Health Department in working with our State Legislators in an attempt to reinstate the cost efficient Satellite Food Distribution Center permit.

The Casa Esperanza Community Kitchen lunch program continues to fill a desperate need in the community. Limiting or discontinuing this life-line program for the unsheltered poor, absent alternative feeding strategies and actions, would likely increase suffering and death on our streets and numerous consequences detrimental to the city at multiple levels will occur.

It is the mission of the Casa Esperanza Community Kitchen to end hunger in Santa Barbara and we stand ready to grow and expand our program into new areas, in coordination with other agencies with a similar mission, including government. As we stated before to the Commission in 2009, Casa Esperanza stands ready to decrease food distribution at 816 Cacique Street when new solutions emerge that prove to be successful. We stand ready to work with others to develop new and innovative solutions, including solutions potentially unique to Santa Barbara. But solving this problem cannot be exclusively owned by the Community Kitchen, nor cannot it be considered a problem for just one neighborhood to deal with. Rather, it calls for community resolve and leadership and a comprehensive strategy that does not yet exist. We encourage the Planning Commission to join with us in a call for the development of a community-wide action plan in short-order to address the problem of hunger among the unsheltered.

The Casa Esperanza Day-Center program continues to operate as designed and approved. however, we wish to make it clear that the Day-Center is incapable of further growth. Even if Casa Esperanza wanted to expand the Day-Center, there is no additional space for staff as we have reached full day-time capacity.

7.3 Shelter Operations (Transitional Program): The Transitional Program continues to operate from April 1st through November 30th each year. Casa Esperanza does not exceed a capacity of 100 total bed nights per day in this program. Thirty (30) beds, of the 100, continue to be reserved for those in need of medical respite and recuperation. Many homeless individuals come from the streets into a medical recovery bed and avoid more expensive trips to hospitals and/or emergency rooms. Many homeless people come directly from Cottage Hospital to Casa Esperanza to recuperate. Seventy (70) beds continue to be reserved for those who have the capacity to transition from homelessness to housing. These are individuals with jobs who are saving money, those without jobs but capable of securing a job, individuals with disabilities who have secured benefits and are saving money for housing, and individuals with disabilities who

are in the process of applying for and securing benefits. These programs continue to operate as reported in 2008 and 2009 to the Commission.

7.4 Program Enhancements: Last year, in partnership with Transition House and others, Casa Esperanza secured \$450,000 to be spent over a three year period. This funding was secured through the Federal Rapid Re-Housing program as a part of the federal stimulus package. Through this grant, Casa Esperanza is able to place individuals and families with secured income, such as job salaries and/or disabilities benefits, in permanent housing in a very short time. Grant funding is used to pay eligible client members with first month's rent and/or security deposits. Through this new program, and high staff productivity, housing placements increased by 12%, despite the economic downturn.

8. **Emergency Shelter:** Casa Esperanza continues to operate the winter emergency shelter between December 1st and March 31st of each year. While Casa Esperanza is permitted to serve 230 persons -- with an average of 200--Casa Esperanza continues to cap the program capacity at no more than 200. During these winter months the shelter is full nearly 100% of the time on rainy nights. The shelter averages between 180 and 200 people on nights without rain. Residents may access the program on a first-come, first- served basis. Casa Esperanza opens during rainy nights during the months during November and April on an average of four to six nights per month. Casa Esperanza, in coordination with the City of Santa Barbra, continues to notify neighbors of these openings via the Milpas Action Task Force.
9. **Detoxification Program:** The Council on Alcoholism & Drug Abuse (CADA) continues to operate the residential non-medical detoxification program and has not exceeded its maximum capacity. During the past year, the program has operated at approximately 80% capacity. Their 14-day maximum stay for each client remains in effect. CADA has provided us with the following data for the period of September 2008 through April 2010.

Total Number of Detox Participants	383
Total Number of Graduates	298
Percentage in Continuing Treatment at 6 Months	84%
Total Number of Homeless Participants	230
Total Number of Graduates	209
Percentage in Continuing Treatment at 6 Months	91%
Total Homeless Participants Referred by Casa Esperanza	96
Total Number of Graduates	70
Percentage in Continuing Treatment at 6 Months	73%

10. **Increases to Meet Critical Need:** In 2009, the City of Santa Barbara initiated the reservation of an additional ten (10) beds during non-winter months. These beds are reserved for homeless people deemed to be vulnerable on the streets and likely to require Police intervention. The Police Chief has designated Officer Hove and/or the on-call Watch Commander as his approval agent.

From April 1, 2009 to November 30, 2009 and from April 1, to July 31, 2010, the SBPD requested and/or Casa Esperanza utilized 194 emergency bed nights. Casa Esperanza appropriately noticed Milpas Action Task Force committee members of the same as needed or required.

Fielding Institute Study: The Fielding Institute Study was completed and reported to the Commission in 2009.

11. **Lighting:** There have been no changes to exterior lighting.
12. **Tree Protection:** All trees are preserved and protected.
13. **Transportation Demand Management:** Bus routes and schedules are posted in a public place. Employees are informed that bus passes are available to them at no charge at the time of hire with periodic reminders. Bus tokens are provided to members by Casa Esperanza's Case Management staff and availability is posted. Although no employees have chosen to use the system, ride-sharing has been encouraged.
14. **Neighborhood Communication:**

14.1 Milpas Action Task Force: Casa Esperanza continues to meet regularly with its neighbors in order to hear issues and concerns via the Milpas Action Task Force (MATF). At the 2008 hearing before the Commission, there were no neighborhood complaints or complaint letters presented.

The work of the MATF on the Recovery Zone was completed and presented to the Commission. However, significant strides to realize the Recovery Zone has not been possible due to, in part, the decrease in steady attendance at the MATF meetings, the dissolution of the Milpas Association (not affiliated with MATF), which was a strong voice of the Milpas area businesses and residents, sporadic attendance and lack of reports on crime in and around the Milpas area by the SBPD at the MATF meetings reports. That said, the SBPD has reported to the MATF that lack of reports are due the lack of Police Department resources. The MATF committee members determined that absent a forward agenda, significant interest and participation and a consistent flow of complaints, the group would move meetings from monthly to quarterly.

When Casa Esperanza appeared before the Commission to request a temporary extension of the transitional shelter during the intensity of the recession and increases in crime against the homeless, a number of business owners from the shelter area, and some people living and working outside the shelter area, once again rose to voice concerns about the impact of homelessness on their operations. These voices grew somewhat as the Commission reporting process continued over the next few months.

Expressed concerns from citizens, and admonitions from the Commission encouraging Casa Esperanza to intensify communications with neighbors was taken to heart and acted upon. After two months of deep assessment and discussion with neighbors in the immediate vicinity, the MATF began meeting once again on a monthly basis. Casa Esperanza began mailing approximately 100 meeting invitations to a list of stakeholders provided by the City of Santa Barbara. Casa Esperanza's Step Up program members now hand deliver approximately 250 meeting announcement flyers to the neighbors surrounding the shelter the day before each meeting.

In the past, all MATF meetings were held inside the shelter. Over the last eight months, meetings have been held at other locations including The Hamburger Habit, the Franklin Neighborhood Clinic, and AC Ramirez, in order to assure that neighbors are in an environment that is comfortable to them. A full report of MATF meetings/resolutions etc. is provided below.

14.2 Security Counselor: Although financial resources remain extremely limited, Casa Esperanza once again expanded the presence of security staff from six (6) days per week eight hours per day to seven (7) days per week, eight hours per day. Casa Esperanza also made changes in security personnel and revised security operating principals. The full-time security guard served as a counselor at Casa Esperanza from its inception, and maintained significant positive relationships with homeless people in the area.

Casa Esperanza's fulltime Security Counselor also resides in the neighborhood and has lived in the area for more than two decades, thus he fully understands the dynamics of the neighborhood from many perspectives. He is well known by neighbors and respected by Police. The current security staff focuses as much attention on encouraging positive behavior as consequencing negative behavior.

The new security staff embarked on a campaign to convince Casa Esperanza members to promote improved behavior in the neighborhood with peers. They created a map of the Casa Esperanza impact area and a list of expected behaviors in that area. Security staff conducts a weekly Town Hall meeting with all members living at the shelter and works with them to encourage peer pressure and responsible behavior in the neighborhood - especially peer pressure from those who live in the shelter toward those that receive day services, but still remain unsheltered. Neighborhood business owners have been invited to speak directly to members in these meetings.

14.3 Good Neighbor Policy: Following the last CUP hearing, Casa Esperanza also implemented a policy where our security staff and line staff work to be as responsive as possible to our most immediate neighbors. Acknowledging slow response time from Police and the lack of priority of low-level crime, Casa Esperanza sought to assist those retail businesses closest to the shelter, such as the Hamburger Habit and over time have included Circle K, Arturo's and the Batting Cages, Circle K, Stop n' Shop and others. Casa Esperanza staff check in with these businesses on a daily basis, seven days per week. At certain stores staff members from both Casa Esperanza and the retail store sign a log-in sheet to show that that check-in occurred. Retail stores have been given an immediate phone number to call 24-hours a day. The businesses mentioned above, have the personal mobile number of the Associate Executive Director and are encouraged to call at any time, of which most have done. Most business owners we have spoken to express that the situation has improved and that Casa Esperanza is responsive and helpful, but that overall concerns have not yet been fully remedied.

14.4 Step Up Program: Casa Esperanza continues to employ four residents--living at Casa Esperanza--to pick-up trash in the neighborhood, under the Step Up program. This team has also been responsible for passing out letters and flyers educating neighbors and directing them to call the Associate Director with any and all problems or concerns. While in the field, the Step Up team continues to reach out to homeless people living on the streets to encourage them to

change their lives and that Casa Esperanza is the first step toward that end. The Step Up team also relays concerns expressed by surrounding businesses to our security staff and/or our Street Outreach team.

14.5 Street Outreach: Casa Esperanza's Street Outreach team continues to surpass expectations. In 2009 the team contacted and established relationships with 450 individuals on the streets and of those 327 sought assistance at Casa Esperanza. Many of the 450 individuals moved on to permanent housing.

14.6 Community Collaboration "Milpas Association": In the months following our last hearing before the Planning Commission, we have been vehemently encouraging neighborhood business owners and residents to re-build the Milpas Association. One of the biggest losers with the demise of the Milpas Association was Casa Esperanza. With a strong association of local businesses and residents, Casa Esperanza can work closely and communicate thoroughly with the community through its organized leadership and communication network. Absent this, communication with the entire neighborhood is nearly impossible. In recent weeks a new neighborhood leadership group has emerged. At a recent meeting between Casa Esperanza's Executive Director and the group's likely President, Alan Bleecker, was very encouraging.

Casa Esperanza agrees with 90% of the goals and aspirations of our Milpas and Eastside neighbors. We stand with them on the need for beautification, along with constant, consistent and proactive police attention and protection, the cleaning up of blighted private property and graffiti. We stand with them in demanding that liquor stores follow the law and refrain from selling alcohol to chronic inebriates and youth. As one of the largest employers in the area, we stand with them as a business. We know that with a strong neighborhood watch system, strong block-by-block unification, gang prevention and intervention, and by aggressively marketing what is great about this neighborhood, everyone can succeed, including our citizens and neighbors without homes. If however, the association seeks to cease the provision of food at Casa Esperanza to the unsheltered poor before adequate food distribution is available by other methods, on this issue Casa Esperanza cannot agree. We remain hopeful that the association might be willing to engage in developing new, uplifting solutions for all.

The following report was approved by the Milpas Action Task Force for information through July, 2009. Information for the month of August has been added based on the re-scheduling of the report to the Commission.

II. MILPAS ACTION TASK FORCE MEETING MINUTES APRIL 2009 – AUGUST 2010: The following is a summary of approved MATF Meeting Minutes from April 2009 through August 2010.

Committee Members: Gary Linker (MATF Chair, and New Beginnings Counseling Center and Safe Parking Program), Dave Tabor (Consultant), John Dixon (Owner, Tri County Produce), Rick Fulmer (City of SB), Sue Gray/Renee Brooks (City of SB), Capt. Alex Altavilla, (City of SBPD) Jenaro Valdez (County of SB), Ricardo Venegas/Sebastian Aldana, Jr.(Franklin Neighborhood Center), Wim Verdaik(Project Recovery), Gina Reynoso/Justin Ramirez (AC Ramirez), Juliana Reichard/Bruce Reichard(Owners, the Habit), Mike Foley (Executive Director, Casa Esperanza), Imelda Loza (Associate Executive Director, Casa Esperanza),

and Sharon Taylor (Administrative Assistant, Casa Esperanza) Guests: Walter Hurd, Wayne Colbert, Bob Drewisch, and Charlie Mitchell

A. 40 Emergency Beds end of Winter Shelter 2009

In March 2009, Mike Foley, Executive Director of Casa Esperanza requested and was authorized by the SB City Planning Commission to increase Casa Esperanza's bed capacity from 100 to 140 for a 90-day period (April 1 through June 30, 2009) in response to the need to provide shelter for 40 indetified individuals who were too ill or vulnerable to be placed onto the streets.

Mike Foley in his follow up report to the Planning Commission reiterated that Casa would not seek the additional 40 beds on a permanent basis. He explained that Casa Esperanza's plan will be to ramp down to 100 beds at the end of the 90-day period, June 30, 2009. This goal was accomplished one month early.

It was also reported that The Fielding Institute's assessment of the homeless population as it relates to contact with the Police is as follows: Of the 1200 Casa Esperanza members, 2/3 have had no contact with the Police and 1/3 of the members have had some level of contact.

B. Lack of Efficient Police Response to Calls

In many committee meetings business owners expressed frustration at the lack of efficient response by the SB Police Department. At the most recent meeting—August 2010--Bruce Reichard, Owner, The Habit, commented that police often take a too long before responding and as such the homeless person is gone by the time the Police arrive. He also thinks Casa should become a sober living environment. Mike Foley replied that Casa's policy is to accept those want to change their lives and those Casa thinks would benefit from services and programs. Casa Esperanza has strong data of many individuals helped, but that there will be some that cannot be helped. Still, it's important for business to continue to make the calls as it will show the City there is a continued need to have police patrol the Milpas and surrounding areas. Lieutenant Pfleging replied that the Police Department is limited in human resources; they have six officers to cover Santa Barbara and often the officers are pulled to help out colleagues. For example, If there are two people are in an incident then two officers must respond to the site. However, officers are dispatched and respond to the most critical incidents. Lieutenant Pfleging stressed and reiterated that it was important to continue to make calls to the PD as it will help with incoming-calls data for the surrounding area.

C. Satellite Kitchen Sites & Casa Lunch Program

Casa Esperanza, in response to surrounding businesses' concerns that Casa Esperanza's lunch program is causing concerns, launched a campaign to create satellite food distribution sites. Casa Esperanza researched the members being served at Casa Esperanza during its lunch program. A 3-day survey was conducted where members were asked where they slept or were staying/living/sleeping. Findings: Of the 184 members (an average) 45 members were resident members living at Casa Esperanza; 45 individuals were living on the streets/beach, parks, cars etc.; 36 were staying at the Rescue Mission; and 58 persons were living in other circumstances (e.g., apartment/studio living alone or with others—but he or she did not have enough money to buy food for the entire month).

Mike Foley held discussions with churches and clergy, including but not limited to, Catholic Charities, Clergy and Laity United (CLUE) on creating satellite kitchens to feed hungry and unsheltered people. Soon after, Casa Esperanza initiated its first off-site satellite facility in Santa Barbara at the corner of Cota and Milpas Street. We estimated that 40 lunches could be served on a daily basis. The Center began operations and this expectation was met.

In May 2010, Mike Foley reported that Public Health agreed to allow Casa Esperanza to establish the Friendship Church feeding location on Cota Street, but that the current first come first served model was no longer permit able. Sebastian Aldana, reported that RV's are parked in this area and that there are many loitering. Mike suggested that problems be reported to Keith, the person responsible at the Church and that it is important to have RV owners notified about the Safe Parking Program run by New Beginnings Counseling Center. Also important is to notify the SBPD/Capt. Altavilla of the RV situation.

At the July 2010 meeting, Mike Foley reported that the Cota Street site was serving approximately 10-16 lunches daily after Casa Esperanza began implementing the new system. Patrons must meet criteria and be on a list in order to get a lunch and the amount of people served is reduced to 30, based on Public Health Department feedback and the needs of the neighborhood. Foley reported that while the program may become successful over time, the demise of the satellite food permit is a setback for attempts to address food distribution in the neighborhood.

It is noted that it has been a theme of business owners in most meetings that while they voice support for Casa Esperanza's residential care and social service model, many maintain that the lunch program attracts increased problems in the neighborhood. Casa Esperanza professional staff has maintained that sweeps of homeless people into the area, combined with inconsistent policing, liquor store violations and Cabrillo Bellfield design are the most significant contributors to problems and that of these problems are addressed the problems experienced would be greatly reduced regardless of lunch-time food availability.

D. Recovery Zone

The MATF committee members agreed that surrounding liquor stores such as Circle K and Stop N Shop should be monitored regarding their sales of liquor to inebriate.

After discussion with Circle K's management, they agreed to desist from selling single beers to inebriates; but would continue to sell 3-packs.

Stop N Shop Gas Station applied for a hard liquor license through the ABC. Captain Alex Altavilla and other MATF committee members stated they were against Stop N Shop's selling hard-liquor. Through the protest efforts and communication from the MATF committee members to Stop N Shop owners, they (Stop N Shop) voluntarily repealed their request. To date, Stop N Shop is not selling hard liquor.

The MATF has continued to receive reports that Stop 'n Shop, Crown Liquor and others continue to sell liquor to chronic inebriates, and at times people who are clearly drunk. The Police Department has been asked to increase its efforts to work with the ABC following a letter from the Chief of Police and an ABC representative encouraging them to improve operations.

E. Pan Handling

Casa Esperanza's researched the money earned through pan handling. Specifically, Casa Esperanza's Street Outreach Team contacted many panhandlers and found that annually pan handlers earn approximately \$600,000 of which 70-80% of that money is used for alcohol and/or drugs. So an alternative giving campaign is necessary.

The MATF committee members agreed that curbing pan handling will take a community effort with key players including, but not limited to, Casa Esperanza, law enforcement, social services providers, and the business community. There was also consensus amongst the committee members that increased Police presence in the surrounding business and community areas is needed in order to be successful.

In April 2010 an alternative giving campaign was initiated. Its message: "Real Change Not Spare Change". A means to do this was for local businesses to have a way for concerned citizens to give monetary gifts. Toward that end, Donation Boxes and signage are now in and displayed in local businesses. The money will go to the following programs: Casa Esperanza's Street Outreach, Willbridge and New Beginnings.

In March 2010, Mike Foley reported that "Real Change Not Spare Change" was being led by the Downtown Organization (aka the DO). The message to the public being promoted by the DO: please stop giving cash to panhandlers because much of the money is used to buy alcohol and/or drugs. Instead of cash to the homeless, please donate money to Real Change. Donation boxes will be located in DO and Millpas businesses and the SB Traveler's Bureau, hotels, etc. Mike Foley stressed the importance of educating the public on this matter. MATF members that agreed to join the Panhandling Sub- Committee included Juliana Reichard and Sebastian Aldana Jr.

F. Casa Esperanza's Housing and Job Placement Outcomes

As of July 2010, Casa Esperanza placed 396 client members in stable, permanent housing and 198 client members secured employment (part time and/or full time).

G. Casa Esperanza's Good Neighbor Policy

As part of Casa Esperanza's Good Neighbor Policy, Imelda Loza, Associate Executive Director, has performed outreach and has contacted over 80 surrounding businesses. Ms. Loza spoke to either the owner or manager and informed them that if problems arise with the homeless they can directly call Imelda on her mobile phone (Exhibit A).

Casa Esperanza provides excellent noticing to surrounding businesses regarding MATF meetings, including a formal letter (Exhibit B), as well as a 24-hour Meeting Reminder Notice that is hand-delivered to surrounding businesses (Exhibit C).

The following is a recap of business complaints and Casa Esperanza's response, solution, and mitigation of the same. From April 2009 to December 2009 Casa Esperanza received the following complaints:

Circle K – a theft and the member was identified, theft was verified and per Casa's Good Neighbor policy member had to apologize and pay for item, and refrain from shopping at Circle K for 30 days. Casa staff identified member. Member was dismissed and required to stay away from Circle K for 30 days, apologize to Circle K staff and pay for item(s) stolen.

AC Ramirez – loitering, Casa Esperanza Safety Counselor handled the problem; a member loitering and trash found on their lot. Casa Esperanza responded and arranged for Casa's Step Up crew to make daily rounds at the AC Ramirez's parking lot at the start and end of their routes and pick up debris as needed. Casa's Security Counselor was also instructed to pay extra attention to any loitering. At the request of AC Ramirez's owner, Rosalie Ramirez, Casa Esperanza--at its own cost and labor--power-washed the public sidewalk directly in front of the AC Ramirez shop.

Jim Stanfield complained about Marborg trucks parked on the Quarantina lot. Imelda Loza spoke to the company's owner, Mr. Borgatello, who agreed to remove the same.

The Habit – A member of Casa attempted to assault an employee. Casa Esperanza research and found the identity of the member. Casa Esperanza's Case Managers spoke to member and member entered CADA Detox Recovery Program.

Tri County Produce – petty theft, loitering, pan handling, and use of electrical power. Casa Esperanza has great communication with owner, John Dixon, and as such incidents were handled promptly by Casa Esperanza.

Bob Drewisch complained that his business located at 135 South Milpas was being negatively affected by what he believed were homeless individuals (urinating, defecating etc.) and asked that Casa Esperanza help with the cleaned-up. Mike Foley suggested that Bob join Mike in discussions with Caltrans to take care of this problem on a broader scale. But that in the meantime Casa Esperanza's Step-Up team would pick up the trash etc.

Franklin Neighborhood Advisory Committee Secretary, Ricardo Venegas, thanked Imelda Loza for attending their board meeting and discussing, in great detail, Casa's services, programming, and policies to handle complaints.

Ms. Venegas also reported that Franklin Neighborhood Advisory Committee gets many complaints about the homeless in the Montecito Street/Eastside area. In particular, residents are upset that the homeless are parking their motor homes and dumping trash in or around Franklin Elementary School, which is a clear violation of an ordinance that requires motor homes to be at least 200 feet away from schools. Gary Linker discussed New Beginning's Safe Parking Program and its eligibility requirements. Gary asked that the Franklin Advisory group to ask organizations/businesses about participating in the Safe Parking Program, as a way to mitigate the residents' problems. Gary also suggested that the group send emails/letters to the City Enforcement Agencies.

Geoffrey Rowles is Casa Esperanza's full-time Security Counselor and Casa has also hired a Saturday and Sunday staffer. Geoffrey has lived in this area for over 10 years and knows a lot of about the area and the potential problems. He knows most homeless individuals and has built relationships with them. Geoffrey keeps members from loitering, pan handling from Cacique/Milpas to the Quarantina parking lot which includes Rail Road Square as well as the beach area. His work schedule is Monday through Friday from 7:30 a.m. to 4:30 p.m.

There was an assessment of the safety program and Geoffrey deals with the members more on a relationship based security. He also has started a Town Hall Meetings with members so he can keep them involved and then they tell other members or non-members of the [Good Neighbor] policies. The area seems to have calmed down since this has been started.

Mike Foley reminded the committee members that if a Casa Esperanza member commits a crime at a surrounding business, the manager or owner should call the SB Police Dept. **and** Casa Esperanza's Associate Executive Director, Imelda Loza.

Bruce Reichard, Owner of the Habit stated he is very frustrated and would rather that Casa Esperanza Homeless Center be a sober house and he is against enabling members. Mike Foley reported that there are 60,000 homeless in Southern California, 1,500 people come in and out of Casa Esperanza Homeless Center of the 4,000 homeless in Santa Barbara County. Casa Esperanza performs intervention when possible.

H. Casa Esperanza's Good Neighbor Outcomes December 2009 to April 2010

In December 2009, Casa Esperanza implemented a more comprehensive Good Neighbor Procedure, which includes 2-3 daily site visits with business nearest to Casa Esperanza namely Circle K, the Habit, and Stop N Shop. In addition to increased site visits, Casa Esperanza has integrated a recording procedure. For example, when Casa Esperanza's Security and/or Residential Staff perform routine visits to these businesses the outcomes are recorded in a ledger. Representatives from both Casa Esperanza and the business sign and date the ledger and a brief summary of an incident is recorded, as needed. Casa Esperanza has suggested to the above-mentioned businesses that they too keep a recording system.

Good Neighbor site visits performed from December 2009 to April 2010 are as follows:

1. **Circle K:** 50 contacts were made by Casa Esperanza staff. Of the 50 contacts, Circle K called Casa 2 times for assistance.
2. **Stop N Shop:** 22 contacts were made by Casa Esperanza staff. Of the 22, Stop N Shop called Casa Esperanza 2 times for assistance.
3. **The Habit:** 218 contacts made by Casa Esperanza staff. Of the 218 contacts, 179 no incidents reported. Of the 218, the Habit called Casa 40 times for assistance. Of the 40 calls from the Habit, Casa Esperanza staff resolved 17 incidents on the spot, as members were still on the property (in other cases, offenders had left the property).

It is important to note that in order for the Habit to aid in mitigating incidents, John Dixon, owner of Tri County Produce, suggested to the Habit owners that they purchase a security camera system, which they did.

4. **Moto Loco:** Casa Esperanza received one call from Moto Loco about loitering. In an effort to mitigate this problem, Casa Esperanza, at its own cost and labor, build a partial fence on Moto Loco property.

I. **Casa Esperanza's Good Neighbor Outcomes May 2010 to July 2010**

1. **Circle K:** May 2010: 28 site visits, no calls received, June 2010 58 contacts, 1 incident and 1 resolved; and, July 2010: 82 contacts, 5 incidents and all resolved.
2. **Stop-N-Shop:** May 2010: 27 site visits, 2 calls from managers/owners to Casa Esperanza both resolved; June 2010: 58 contacts, 0 incidents; and, July 2010: 82 contacts, 2 incidents and both resolved.
3. **The Habit:** May 2010: 58 site visits, 2 incidents (i.e., calls from Habit managers to Casa) and both resolved; June 2010: 54 contacts, 9 incidents and 9 resolved; and, July 2010: 82 contacts, 6 incidents and all resolved
4. **Moto Loco:** June 2010: 1 call from manager/owner to Casa, incident resolved.
5. **AC Ramirez Flooring:** May 2010: 31 site visits, 2 calls from AC Ramirez to Casa and both resolved; June 2010: 26 contacts, 3 incidents and 3 resolved; and, July 2010: 46 contacts, 3 incidents and 3 resolved.
6. **Car Stereo Guys:** July 2010: 14 contacts, 2 incidents and both resolved.

J. **Cabrillo Ball Park**

Discussions were had and there was consensus over the increase of homeless individuals at the Cabrillo Ball Park. John Dixon, owner of Tri County Produce stated that he noticed drug sales, alcohol usage, etc. and that the park is not safe. He also stated that last year there was a Police Bike around all the time squad more frequently, and it made a positive difference. Captain Alex Altavilla stated patrol is well aware of the problem and believes when enforcement is employed criminal activity will be mitigated when SBPD officers are present or individuals will simply move to another area.

Discussion was had about a better plan to deal with the problem at the park. One such idea that the committee members felt was possible, reasonable was to re-purpose the park. The committee members resolved to keep this item on the agenda until formal action was realized.

Sue Gray, with the City of Santa Barbara went over the 12-Point Plan, Recommendation #7 "Capital improvements in lower Milpas Area". Ms. Gray provided the committee members with handouts for the same. Discussions were had about possible improvements such as increasing lighting on Milpas Street and surrounding parks; installing foldable bleachers, adding lighting to the exterior doors of the bathrooms, and increasing police presence. It was suggested that perhaps Milpas businesses would sponsor, in part, to help pay for Police Bicycle Patrols, which is similar to what the Downtown

Business Organization is doing or looking into. Captain Alex Altavilla responded that SBPD is aware of the problems at the park and believes that re-purposing the park should be discussed further.

On March 9, 2010, Mike Foley reported that Casa Esperanza is working with the City's Parks & Recreation Dept. on repurposing the park (e.g. family park, dog park, park enclosure, etc.). Mike Foley asked MATF committee members to join a sub-committee for further discussions on the same. Sebastian Aldana, Jr. and John Dixon volunteered to do so. Mike Foley also reported that Casa's Street Outreach team visits the park daily – 7 days a week.

On April 27, 2010, Mike Foley reported that there appears to be reduction in members at the ball field and also reduction in drug dealing. Geoffrey, Casa Esperanza's Security Counselor has volunteers that go the Park to hand out flyers that stress the importance of staying away from the park. Casa Esperanza cannot monitor the park all day, even though the Street Outreach Team make daily stops. If Casa Esperanza can identify the users/violators then Casa Esperanza can intervene.

At the May 2010 meeting, Mike Foley reported that John Dixon, Sebastian Aldana, Jr., and he went to a City meeting regarding the problems at the Cabrillo Ball Park but that solutions were also discussed such as fencing the viewing area and bleachers, closing the bathrooms during the day. It was reported during the MATF meeting that CDBG funds in the amount of \$25,000 may be set aside next fiscal year for improvements of the Cabrillo Ball Park.

At the July 2010 meeting, John Dixon reported that he emailed Nancy with SB Parks & Recreation Department and it caused a lot of discussion. She informed John that the City is reopening the bathrooms. They don't want to kill the fencing project but their primary motivation is to open and close the bathroom like it's done at other parks; have the bathrooms open during events. Nancy wants to hold a stakeholder meeting. Rick Fulmer to work with Mike Foley on a list of owners such as Batty's Bating cages and others.

At the August 2010 meeting, there was consensus among the committee members to continue to push the City for improvements at the park such as venues for children, ball games, etc., which is strongly believed that such changes would force homeless drug dealers and drug users to move away from that Park. Collaboration amongst the MATF group was also stressed.

K. Milpas Association

Throughout many meetings, there was consensus among the group over the importance to create a Milpas Association to serve as a voice or tool for the Milpas businesses when dealing with issues (in the Milpas area) with the City. This group would serve to strategize and move methodically on many concerns. At the August 2010 meeting, Rosalie Ramirez, Sebastian Aldana, and Bruce Reichard agreed to set a meeting to discuss this further.

L. SB Police Crime Report

The Santa Barbara Police Department has been unable to provide the MATF committee with a report from April 2009 to April 2010. At the April 2010 meeting, however, Capt. Altavilla responded that that SBPD data can be obtained at www.sbpd.com, "Crimes/Statistics" to obtain data such as calls from illegal dumping to drug or alcohol problems.

At the July 2010 meeting, Captain Alex Altavilla reported that the Police report for the Planning Commission Hearing has been delayed as they no longer have a crime analyst. Sue Gray spoke for the City and it's hoped that on August 16th they will have the Police Crime report. A letter regarding the status of the Crime Report to the Planning Commission will go mid September 2010. The MATF requested that Casa Esperanza and the City refrain from submitting a report until the Police report has been secured.

M. Committee Members' Attendance Record

April 28, 2009: Gary Linker, Rick Fulmer, Sue Gray, Wim Verkiak, John Dixon, Chrystal Strum, Ricardo Venegas, Sebastian Aldana, Jr., Jose Avalos, Mike Foley, Imelda Loza, Sherry Taylor

May 19, 2009: Gary Linker, Rick Fulmer, Dave Tabor, Sue Gray, Juliana Reichard, Wim Verkiak, John Dixon, Capt. Alex Altavilla, Sebastian Aldana, Jr., Mike Foley, Imelda Loza, Sherry Taylor

December 1, 2009: Capt. Alex Altavilla, Dave Tabor, Gary Linker, Imelda Loza, Jennifer Lemberger, J John, Dixon, Mike Foley, Rick Fulmer, Sue Gray, Jenaro Valdez, Wim Verdaik, Sharon Taylor

March 9, 2010: Dave Tabor, John Dixon, Mike Foley, Rick Fulmer, Sue Gray, Jenaro Valdez, Sebastian Aldana, Jr., Walter Hurd, Wayne Colbert, Justin Ramirez, Renee Brooke, Ricardo Venegas, Juliana Reichard, Imelda Loza, two unidentified guests, Sharon Taylor

April 27, 2010: Dave Tabor, John Dixon, Rick Fulmer, Jenaro Valdez, Sebastian Aldana, Jr., Renee Brooke, Bruce Reichard, Capt. Alex Altavilla, Bob Drewisch, Gary Linker, Charlie Mitchell, Wim Verdaik, Mike Foley, Imelda Loza, Sharon Taylor

May 25, 2010: Renee Brooke, Captain Alex Altavilla, Dave Tabor, Gary Linker, Imelda Loza, Jennifer Lemberger, John Dixon, Rick Fulmer, Ricardo Venegas, Mike Foley, Sebastian Aldana, Jr., Jenaro Valdez, Wim Verkaik, and Sharon Taylor

June 2010: No meeting – most members unavailable.

July 20, 2010: Dave Tabor, John Dixon, Mike Foley, Rick Fulmer, Jenaro Valdez, Sebastian Aldana, Jr., Renee Brooke, Bruce Reichard, Ricardo Venegas, Sharon Taylor, Imelda Loza

August 17, 2010: Gary Linker, Dave Tabor, Mike Foley, Imelda Loza, Rick Fulmer, Jenaro Valdez, Sebastian Aldana, Jr., Bruce Reichard, Ricardo Venegas, Rosalie Ramirez, Wim Verkaik, Lieutenant Pfleging, Andrew Carothers, Sharon Taylor

Exhibit A - MATF Business Outreach

#	BUSINESS	ADDRESS	CITY	ST	ZIP	CONTACT	PHONE #
1	101 Deli	Quarantina area	Santa Barbara	CA	93103	Alex	966-9009
2	A-Ok Lawnmower	14 N. Milpas	Santa Barbara	CA	93103	Chris Thomas	963-3736
3	Altamirano Mexican Rest.	422 N Milpas	Santa Barbara	CA	93103	Lidia Mejia	882-1390
4	Archive Service Corp	Milpas	Santa Barbara	CA	93103	Charlie Mitchell, Owner	568-1700
5	ArioAuto Sound & Supply	118 N Milpas	Santa Barbara	CA	93103	Francisco Pellez	965-4998
6	Arturo's Taqueria	226 S Milpas	Santa Barbara	CA	93103	Nancy Vilez, Manager	560.6612
7	Auto Zone	305 N. Milpas	Santa Barbara	CA	93103	Carlos Beltran, Manager	884.9424
8	Batly's Batling Cages	226 S Milpas	Santa Barbara	CA	93103	Brad Oaks	962-6666
9	Becker Construction	810 E Montecito	Santa Barbara	CA	93103	Craig Fumerton, Manager	965-9555
10	Below Construction	146 Powers Ave	Santa Barbara	CA	93103	Michelle Glaus, Manager	966-3646
11	BlockBusters	101 N Milpas	Santa Barbara	CA	93103	Gratia Taylor, Manager	966-9334
13	Calif. Electric Supply	14 N. Milpas	Santa Barbara	CA	93103	Dan Byers, Manager	962.9114
15	Car Stereo Guy	135 S Milpas	Santa Barbara	CA	93103	KC Hurd, Owner	883-1783
16	Carl's Jr	75 N Milpas	Santa Barbara	CA	93103	Lupe Donjuan, Manager	966-0051
17	Chapala Market	605 N Milpas	Santa Barbara	CA	93103	Evardo Ramos, Manager	963-2039
18	Circle K	200 S. Milpas	Santa Barbara	CA	93103	Mohamad Serat	962.9182
19	Cities BBQ	901 N Milpas	Santa Barbara	CA	93103	Teresa Quitos, Owner	892-4483
20	Crown Liquor	2 N Milpas	Santa Barbara	CA	93103	Chris Midas, Owner	966-6236
21	Dal Pozzo Tire Corp	301 S Milpas	Santa Barbara	CA	93103	Martin Lara, Manager	963-3745
22	DeAngelos	137 S Quarantina	Santa Barbara	CA	93103	Adolfo Robles, Manager	560-0525
23	Domino's Pizza	617 N Milpas	Santa Barbara	CA	93103	Beto Ayala	966-6131
24	El Bajio	129 N. Milpas	Santa Barbara	CA	93103	Martha Guzman, Manager	884.1828
25	El Pollo Norteno	336 N Milpas Ave	Santa Barbara	CA	93103	Jose Chavez, Manager	962-3655
26	Eller's Donuts	22 N. Milpas	Santa Barbara	CA	93103	Marty Lim, Manager	966.9001
27	Eye Glass Factory	1 S Milpas	Santa Barbara	CA	93103	Cecila Morales, Manager	965.9001
28	Fermes A-1 Auto Detail	132 S. Milpas	Santa Barbara	CA	93103	Fermie, Owner	962.2442
29	House of Laundry	310 N Milpas	Santa Barbara	CA	93103	Scott Gentry	882-1986
30	Inertia Designs	109 S Quarantina	Santa Barbara	CA	93103	Paul Popney, Manager	965-6922
31	Jack's Famous Bagels	35 S Milpas	Santa Barbara	CA	93103	Amie Kang, Manager	564-4331

Milpas Contacts

32	James Stanfield	129 S Quarantina	Santa Barbara	CA	93103	James Stanfield, Owner	800-421-6534
33	Jay's Tire & Auto Center	732 N Milpas	Santa Barbara	CA	93103	Jazmin Buzan, Asst	963-6759
34	Kentucky Fried Chicken	515 N Milpas	Santa Barbara	CA	93103	Eric Ketchal, Manager	965-8825
35	Kragen Auto Parts	436 N Milpas	Santa Barbara	CA	93103	Hector Gonzalez, Asst. Mgr	899-4184
36	La Gloria Taqueria	336 N Milpas Ave	Santa Barbara	CA	93103	Richard Tapia, Asst.	965-2369
37	La Super-Rica Taqueria	622 N Milpas	Santa Barbara	CA	93103	Martin Gonzales, Manager	963-4940
38	La Tapatia Bakery	832 N Milpas	Santa Barbara	CA	93103	Salvador Bella, Manager	962-2318
39	Lenz Pest Control	613 1/2 N Milpas	Santa Barbara	CA	93103	Andriana Concha	962-9151
40	Little Cesar's	712 N Milpas	Santa Barbara	CA	93103	Lupe Guerrero, Asst.	884-0964
41	Mariscos Boca De Rio	326 N Milpas	Santa Barbara	CA	93103	Monica Albalil, Asst	564-4209
42	McDonald Animal Hospital	225 S. Milpas	Santa Barbara	CA	93103	Dr. Gregory McDonald	730-1764
43	Mi Fiesta Liquor	833 N Milpas	Santa Barbara	CA	93103	inadible	962-6662
44	Milpas Chiropractic	119 N. Milpas	Santa Barbara	CA	93103	Concha Hernandez, Manager	965-9801
45	Milpas Liquor & Deli	314 N Milpas	Santa Barbara	CA	93103	Pedro Ojera, Manager	966-4435
46	Milpas Motors	3 N Milpas	Santa Barbara	CA	93103	Steven Hartman, Owner	884-8102
47	Milpas Nail & Spa	336 N Milpas Ave	Santa Barbara	CA	93103	David Lai, Owner	966-2555
48	Milpas Rental	6 N Milpas Ave	Santa Barbara	CA	93103	Bob Schoppe, Owner	963-1987
49	Pat's Liquor	424 1/2 N Milpas	Santa Barbara	CA	93103	Sam Almalab, Owner	962-5855
50	PayDay Advance	209 S. Milpas	Santa Barbara	CA	93103	Chris Cyr, Manager	899-2274
51	Pesto Pasta	827 E Montecito	Santa Barbara	CA	93103	Antonio Rosales, Manager	568-1678
52	Petco	Milpas	Santa Barbara	CA	93103	Dean Merkle, Manager	would like to get involved
53	Prestige Tire & Auto Service	523 N Milpas	Santa Barbara	CA	93103	Todd Smith, Manager	564-6065
54	Pro-Garden Supply	18 N Milpas Ave	Santa Barbara	CA	93103	Jose Guterrez, Manager	965-4619
55	Quality Windows	534 N Milpas	Santa Barbara	CA	93103	Jaime Terraza	564-7600
56	Rite Aid	35 S Milpas	Santa Barbara	CA	93103	Steven Dulaney	966-5229
58	Rusty's Pizza Parlor	414 N Milpas	Santa Barbara	CA	93103	Leonardo Montes, Manager	963-4133
59	Saigon In & Out Vietnamese	318 N Milpas	Santa Barbara	CA	93103	Van Vo, Manager	966-0916
60	Sal's Pizza	900 N Milpas	Santa Barbara	CA	93103	Salvador Esquivel, Manager	568-0222
61	Salvation Army	700 N. Milpas	Santa Barbara	CA	93103	Angeles Lopez	564-2945
62	Sam's To Go	726 N. Milpas St	Santa Barbara	CA	93103	Abe Javon, Manager	963-1188
63	Santa Barbara Ice	Milpas	Santa Barbara	CA	93103	Mark Galbarith Owner (Jesse)	965-5957
64	SB Custom Rugs	141 S Quarantina	Santa Barbara	CA	93103	Mark Hayes	963-7847

Milpas Contacts

65	Scolari's Food	222 N Milpas	Santa Barbara	CA	93103	Phil Jaegeling, Manager	963-2377
66	Seaside Shell Gas	Milpas	Santa Barbara	CA	93103	Ken Proctor, Manager	963.8829
67	Shang Hai	830 N. Milpas St	Santa Barbara	CA	93103	inadible	962-7833
68	Sherwin Williams Paint	21 N. Milpas	Santa Barbara	CA	93103	Andy Christina, Mgr.	963.6736
69	Speedy Mart	826 N Milpas	Santa Barbara	CA	93103	Beck Lose, Asst.	564-6627
70	Subway	609 N. Milpas St	Santa Barbara	CA	93103	Raj Chhina, Manager	966-3001
71	Surface FX	114 Powers Ave.	Santa Barbara	CA	93103	Luis Ramirez, Mgr.	963.3126
72	Taco Bell	821 N. Milpas St	Santa Barbara	CA	93103	Ana Arisnendi, Asst Mgr	962-1114
73	TGS Upholstery	106 Powers	Santa Barbara	CA	93103	James Gutshall, Owner	966.3647
74	The Habit	2165 Milpas St	Santa Barbara	CA	93103	Mike Bico, Manager	962-7472
75	Tina's Nail Salon	201 S. Milpas	Santa Barbara	CA	93103	Jason Mayer, Owner	730.1023
76	Touring Tasting Magazine	125 S Quarantina	Santa Barbara	CA	93103	Linda Buteyn	965-2813
77	Trader Joe's	29 S. Milpas	Santa Barbara	CA	93103	Don Molesworth, Manager	564-7878
78	Tri County Produce	335 S. Milpast St	Santa Barbara	CA	93103	John Dixon, Owner	965-4555
79	Turner Electric	105 S Quarantina	Santa Barbara	CA	93103	Paul Turner, Owenr	962-9986
80	Villalba Co. Inc	519 N Quarantina	Santa Barbara	CA	93103	inadible	962-7165
81	Wash & Fold	834 N Milpas Ave	Santa Barbara	CA	93103	Leslie True, Asst.	966-1863
82	Winchell's Donuts	202 Milpas	Santa Barbara	CA	93103	Victor Baneura, Manager	965.9203
83	Fess Parker Double Tree	Cabrillo Street	Santa Barbara	CA	93103	Tiana Patterson	contacted by JD

Exhibit B

Owner John Doe
ABC Milpas Street
Santa Barbara, CA. 93103

Dear John: :

I am writing today to invite you to the next meeting of the Milpas Action Task Force on _____, at 10:00AM at _____.

In 2004, the Milpas Action Task Force was created to serve as a conduit upon which the Milpas area business and residents can work together with the Casa Esperanza Homeless Center and the City of Santa Barbara to improve the Lower Milpas area.

Effective in March, the MATF will return to monthly meetings. Your ongoing participation in this process is encouraged. Recent initiatives brought forth by MATF include the Santa Barbara Recovery Zone concept and suggestions to repurpose the Cabrillo Ball Field, along with ongoing response and reporting on concerns.

If you have any questions, please do not hesitate to give me a call at 805-884-0171.

Sincerely,

Michael Foley

MEETING REMINDER

Casa Esperanza's - MATF mtg.

Day, Month, 10:00 a.m.

Location: _____
Questions? Call: Imelda Loza at 895.3669
Exhibit C

Exhibit D

Dear MATF members,

Pursuant to our agreement with the City of SB, we are advising you that Watch Commander [name] with the SB Police Department has authorized [no. of individuals] individuals to stay at Casa Esperanza for emergency purposes for a maximum stay of 7 days starting [_____].

Emergency Referrals include: [example] 1 female (Rape Crisis) 4 street or beach campers (2 Casa Esperanza Street Outreach referrals, 1 County Jail referral, 1 walk-in).

If you have any questions, please email or call me directly at 895.3669.

Imelda

Casa Esperanza Homeless Center
September 28th, 2010
2010 Planning Commission Report
Addendum

The following is additional information of interest to the Planning Commission in regards to discussions derived from past reports and recommendations. In the weeks preceding the October 21st Planning Commission meeting, Casa Esperanza will also submit additional reading material to the commission that may be helpful

- 1) Casa Esperanza continues to enforce a policy in which individuals unable to control their actions, regardless of the cause, are refused admittance. In 2007, Casa Esperanza created an enhance rules and responsibilities program in which individuals receive corrective actions plans for emerging behaviors before they escalate to serious behavior problems. All members who must be denied access to Casa Esperanza receive a thorough coaching assessment and they are given a counseling plan that must be completed before re-entry whenever possible. On occasion there have been individuals so disabled and infirm that they will die on the streets absent receiving some level of service at Casa Esperanza and staff members actively work intensely with other agencies in an attempt to provide life-saving care.
- 2) Casa Esperanza continues to require that each member receives an ID card in order to access Casa Esperanza.
- 3) Casa Esperanza continues to monitor the number of homeless people who arrive at Casa Esperanza for services. The following information is helpful in determining the circumstances of the people who arrive for assistance and show attendance trends: Prior Living Situation Before Arriving at Casa Esperanza:

<u>Situation</u>	<u>7/1/08-6/31/09</u>	<u>7/1/09 – 6/31/10</u>	<u>Change</u>
Streets	809	719	-12%
Shelters	218	192	-12%
Transitional Housing	42	21	-50%
Psychiatric Facility	2	3	-
Substance Abuse Center	40	42	+ 5%
Hospital	100	148	-48%
Jail Prison	57	50	-13%
Domestic Violence	11	8	-28%
Friends/Relatives	269	200	-26%
Renting	249	200	-20%
Other	11	15	+36%

- 4) In 2004 Casa Esperanza established that the Santa Barbara Police Department could call the shelter to request the denial of access for serious repeat offenders – individuals who the Police deem inappropriate for shelter care. In the past two years Casa Esperanza has received no calls from the Police Department requesting denial of services. In 2009 the Planning Commission approved that 10 additional beds could be used by the Police Department to assist people the Police contact, or would be required to contact and seek shelter on their behalf. This program has been coordinated effectively and used efficiently.
- 5) The Casa Esperanza Community Kitchen continues to prepare hot lunch and snack food for distribution off-site at indoor locations where the food must be consumed and disposed of at that indoor location. Casa Esperanza refrains from distributing food in any form directly on the streets or at outdoor locations.

2010 Planning Commission Casa Esperanza CUP Police report

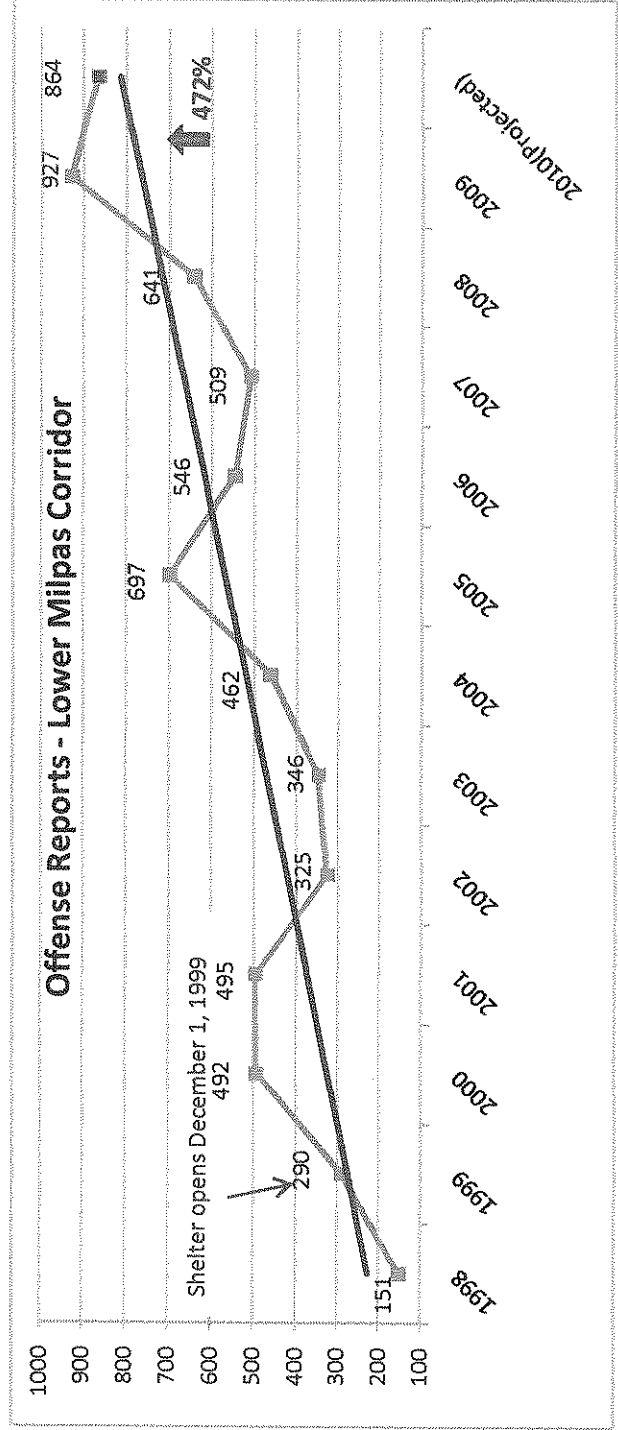
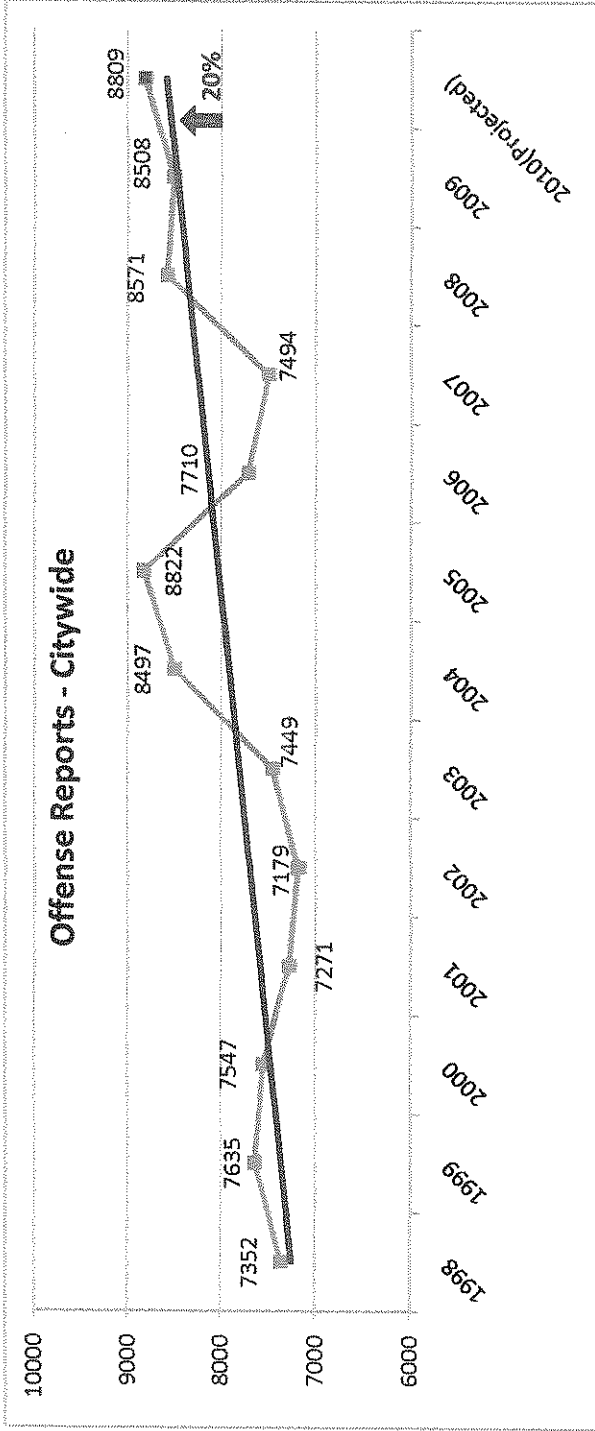
The Santa Barbara Police Department has conducted a statistical analysis of calls for service and offense reports, commonly associated with crimes committed by homeless individuals. Not all homeless commit crimes and based on the data we can't conclude that all the crimes were committed by homeless individuals. In order to provide some context the analysis was conducted Citywide, for the lower Milpas Street corridor and for the Casa Esperanza Homeless Shelter, located at 816 Cacique Street.

The data source for this analysis is derived from calls for service and police department Offense Reports. In 2008 the Police Department implemented a new records management system. Data for offense reports was transferred to the new system; however, calls for service data was not. Offense Reports are generated both by calls for service from the public as well as officer self initiated activity, and as such, prove particularly useful when evaluating overall criminal activity in a specific geographical zone. The statistical analysis for offense reports spans from 1998 projected through 2010 and covers a time period prior to the opening of the Casa Esperanza homeless shelter in 1999. The statistical review for calls for service however only covers the time period from 2008 projected through 2010 due to our records management system change.

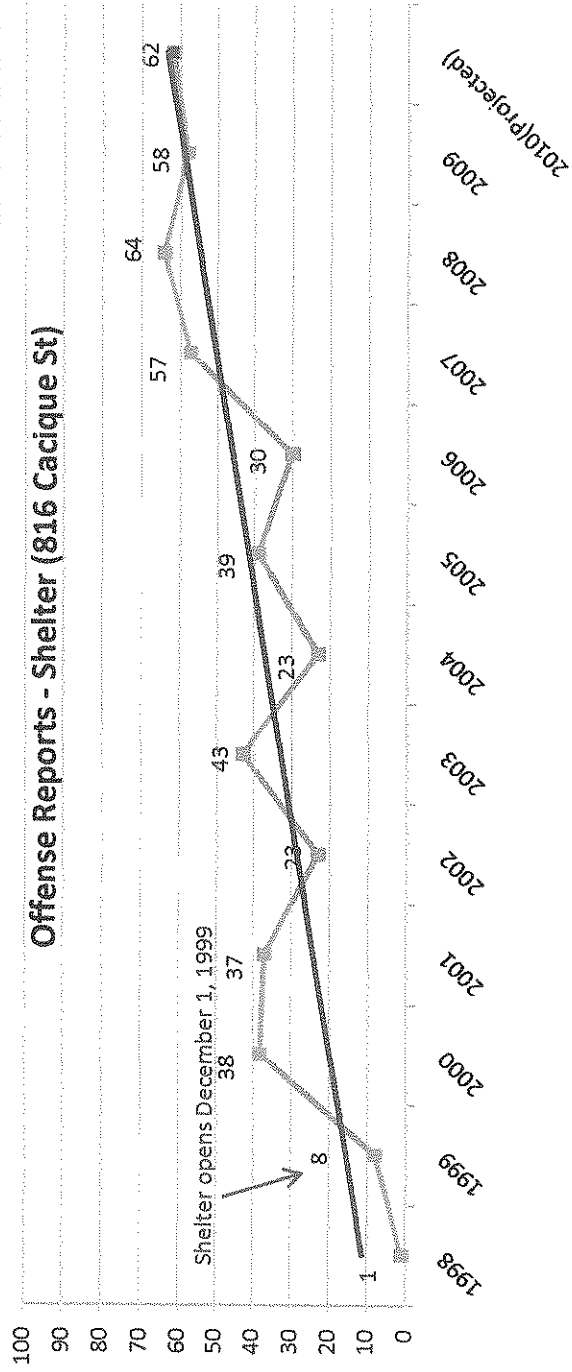
Over a twelve year period, Offense Reports completed by the Santa Barbara Police Department for crimes commonly associated with homeless community activity have increased 20% Citywide. In contrast those same crimes in the lower Milpas Street corridor have increased 472% and have increased substantially at the Casa Esperanza homeless shelter. Over a three year period, calls for service from the public received by the Santa Barbara Police Department for crimes commonly associated with homeless criminal activity have increased 3% Citywide. In contrast those same crimes in the lower Milpas Street corridor have increased 22% and increased 4% at the Casa Esperanza homeless shelter.

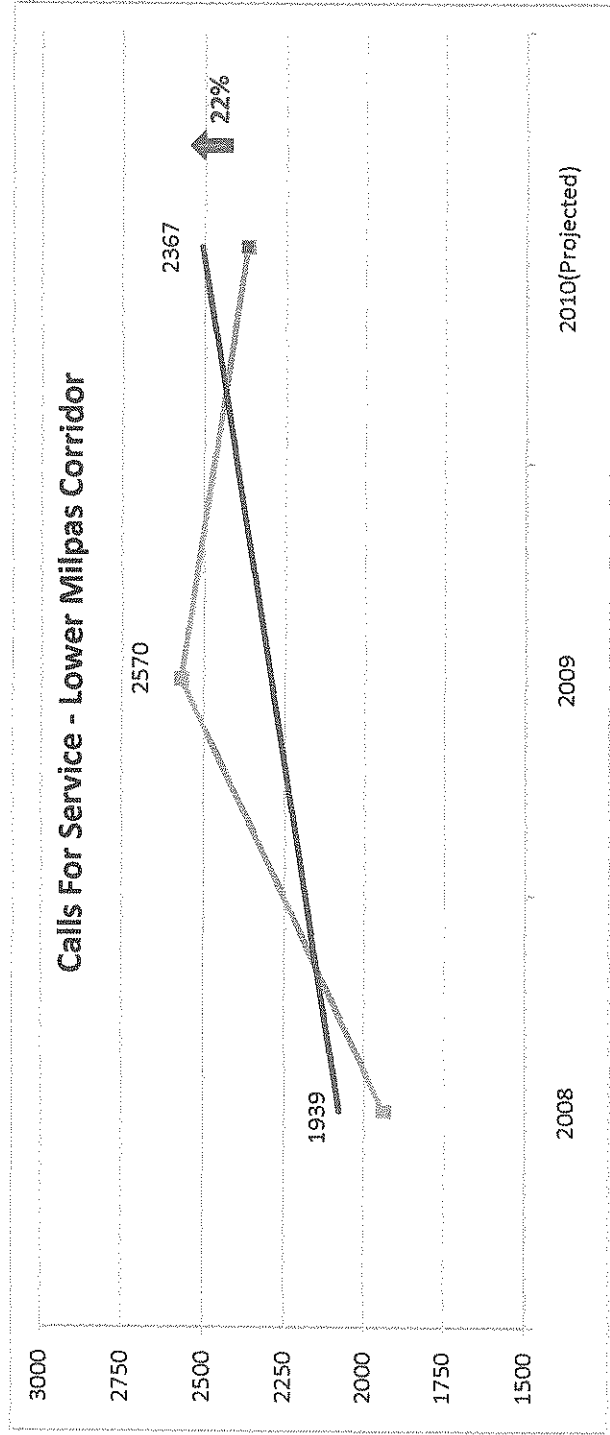
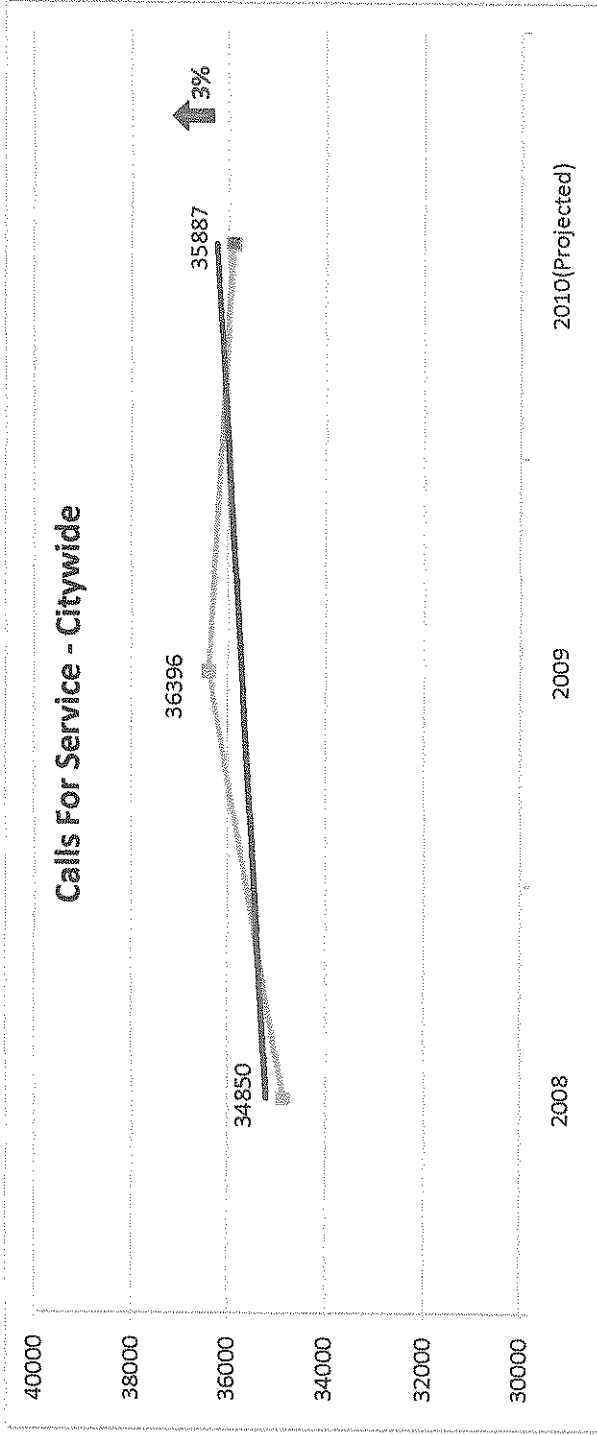
In the past it has been necessary for the Santa Barbara Police Department to deploy officers into the lower Milpas Street corridor to address complaints from the public regarding homeless related criminal activity. Redeployment of officers would immediately cause an increase in officer self initiated activity involving the suppression of homeless related crime, thereby causing an increase in Offense Report data. Offense reports support the conclusion that homeless related crime in the lower Milpas Street corridor has fluctuated over the years while trending upward. The same could be said for calls for service from the public although with only three years worth of data the upward trend is not as pronounced.

Our intention as a Police Department is to continue to monitor relevant data relative to the area of 816 Cacique Street and the lower Milpas corridor and compare it with citywide statistics. We will continue to post monthly crimes statistics on our website for review by the Planning Commission, Casa Esperanza and the Milpas area business association. The Police Department appreciates the efforts by Casa Esperanza in calling us to respond to their location. The number of calls for service at Casa Esperanza should be interpreted as part of good working relationship between the Police Department and the Casa Esperanza staff.

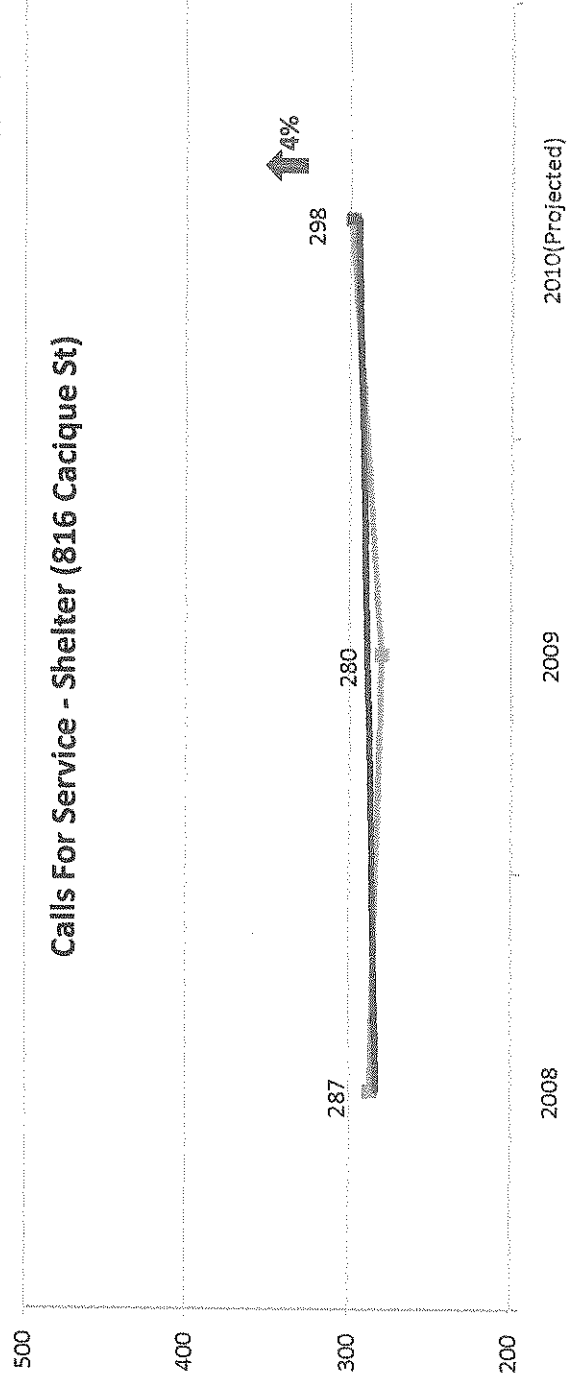


Offense Reports - Shelter (816 Cacique St)





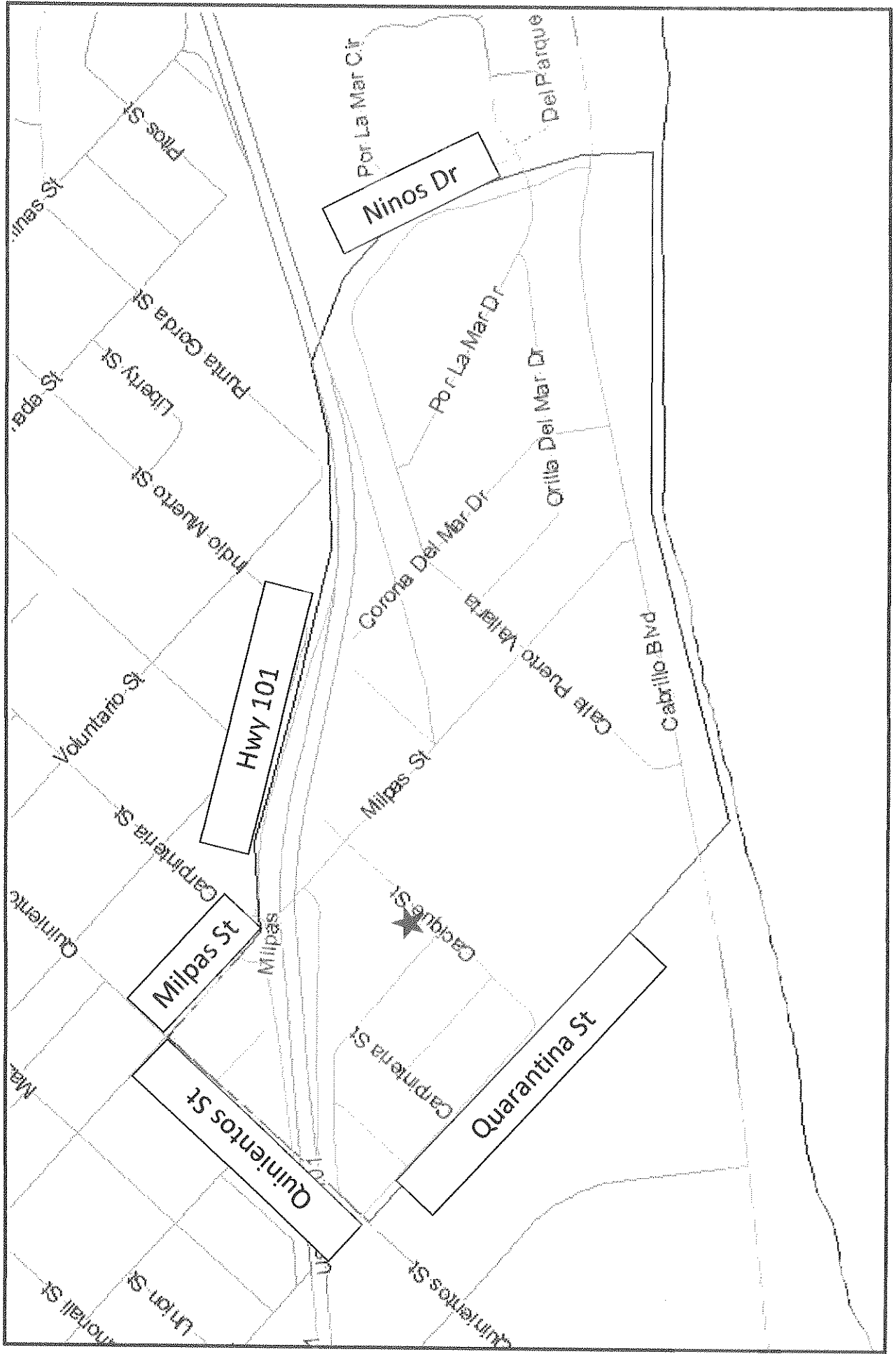
Calls For Service - Shelter (816 Cacique St)



Legend

Lower Milpas Corridor

★ Casa Esparanza, 816 Cacique St.



Offense Reports

Citywide	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010(Projected)	Total
Alcohol	2494	3083	3376	3233	3192	3264	3702	3599	3279	3188	3921	3579	3909	44119
Sobering Station	944	794	805	739	676	861	948	767	601	501	702	740	684	9762
Drugs	629	769	621	653	711	781	860	778	798	787	684	887	845	9803
Lewd Conduct	5	18	7	0	5	13	10	0	4	13	8	6	7	96
Panhandling	24	17	16	10	9	3	2	1	5	7	4	0	2	100
Lodging	2	1	8	7	12	13	73	264	105	187	139	56	290	1157
Vandalism	758	606	633	666	798	705	704	886	809	723	913	844	1020	10065
Disturbing the Peace	728	598	598	554	491	509	625	694	573	602	353	334	686	7345
Trespassing	203	171	97	96	77	66	71	86	70	86	168	171	163	1525
Dumping of Waste	385	424	387	332	312	259	343	426	300	322	464	409	276	4639
Poss Shopping Cart	40	15	71	12	10	16	51	75	96	89	203	179	135	992
Unlawful Camping	150	189	124	55	43	58	61	55	41	47	43	62	53	981
Unlawful Sleeping	116	76	54	77	27	38	44	137	80	20	48	46	8	772
Closed Park	50	72	25	27	25	33	116	163	119	73	77	77	52	909
Aggressive Panhandling	1	2	0	2	0	1	3	0	1	1	0	5	7	23
Assault / Battery	823	800	725	808	791	829	884	891	829	848	844	913	672	10557
Total	7352	7635	7547	7271	7179	7449	8497	8822	7710	7494	8571	8508	8809	102944

Offense Reports

Lower Milpas Corridor	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010(Projected)	Total
Alcohol	50	147	359	313	190	205	260	427	353	290	380	548	519	4041
Sobering Station	2	4	9	20	13	34	49	44	26	47	54	51	43	396
Drugs	19	24	22	43	45	34	50	40	46	41	36	73	69	542
Lewd Conduct	1	1	1	0	0	4	2	0	0	0	0	0	2	11
Panhandling	0	0	0	1	1	0	0	0	0	0	2	0	0	4
Lodging	0	0	0	3	0	0	15	40	14	13	21	56	70	232
Vandalism	13	13	14	18	17	8	16	16	16	18	19	12	19	199
Disturbing the Peace	12	11	8	20	7	14	12	26	17	12	7	14	26	186
Trespassing	5	6	12	18	4	3	4	10	7	8	17	9	19	122
Dumping of Waste	5	11	10	11	16	8	6	12	3	10	12	14	15	133
Poss Shopping Cart	1	0	0	2	0	1	2	12	15	14	31	40	21	139
Unlawful Camping	17	30	26	9	8	3	10	8	12	6	11	29	15	184
Unlawful Sleeping	6	5	2	9	1	0	1	17	2	5	11	21	2	82
Closed Park	6	9	2	1	4	2	1	6	4	7	10	18	17	87
Aggressive Panhandling	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Assault / Battery	14	29	27	27	19	30	34	39	31	38	30	42	27	387
Total	151	290	492	495	325	346	462	697	546	509	641	927	864	6745

Offense Reports

Shelter (816 Cacique)	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010(Projected)	Total
Alcohol	0	3	16	10	6	13	5	8	8	20	24	25	26	164
Sobering Station	0	1	6	6	4	14	6	10	5	18	21	20	19	130
Drugs	0	0	1	6	5	4	0	1	1	1	5	2	7	33
Lewd Conduct	0	0	1	0	0	0	0	0	0	0	0	1	0	2
Panhandling	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lodging	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vandalism	0	0	2	3	0	0	0	0	2	3	3	1	0	14
Disturbing the Peace	1	0	2	2	4	4	1	4	6	5	3	2	3	37
Trespassing	0	1	3	8	1	1	1	5	0	5	1	1	2	29
Dumping of Waste	0	1	1	0	0	1	0	0	0	0	1	0	0	4
Poss Shopping Cart	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unlawful Camping	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unlawful Sleeping	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Closed Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aggressive Panhandling	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Assault / Battery	0	2	6	2	3	6	10	11	8	5	6	6	5	70
Total	1	8	38	37	23	43	23	39	30	57	64	58	62	483

Calls For Service Activity

Citywide	2008	2009	2010(Projected)	Total
Alcohol	1586	1429	1500	4515
Drugs	365	347	327	1039
Lewd Conduct	43	46	58	147
Panhandler	63	65	41	169
Vandalism	764	759	813	2336
Disturbing the Peace	10598	10802	11073	32473
Trespassing	194	227	173	594
Urinating in Public	81	78	115	274
Illegal Dumping	19	19	15	53
Illegal Camping	840	938	955	2733
Illegal Bonfire	2	10	3	15
Check the Welfare	2397	2619	2685	7701
Medical Emergency	287	332	355	974
Attempt to Locate	482	729	811	2022
Premise Check	4486	5259	5405	15150
Mental Problems	228	221	237	686
Suicidal Subject	183	224	238	645
Suicide Attempt	55	61	58	174
Pedestrian Contact	8920	8670	7479	25069
Wanted Subject	225	194	154	573
Suspicious Subject	1139	1313	1335	3787
Public Assist	438	436	468	1342
Group Contact	82	277	267	626
Loitering	387	439	386	1212
Muni Code Violation	259	214	199	672
Assault	727	688	735	2150
Total	34850	36396	35887	107133

Calls For Service Activity

Lower Milpas Corridor	2008	2009	2010(Projected)	Total
Alcohol	130	109	129	368
Drugs	20	33	17	70
Lewd Conduct	4	1	7	12
Panhandler	8	8	7	23
Vandalism	18	14	12	44
Disturbing the Peace	486	491	521	1498
Trespassing	11	14	0	25
Urinating in Public	3	3	5	11
Illegal Dumping	0	2	2	4
Illegal Camping	78	116	99	293
Illegal Bonfire	1	5	0	6
Check the Welfare	159	173	147	479
Medical Emergency	15	26	31	72
Attempt to Locate	15	21	9	45
Premise Check	213	368	307	888
Mental Problems	24	15	12	51
Suicidal Subject	20	29	19	68
Suicide Attempt	1	1	0	2
Pedestrian Contact	575	893	833	2301
Wanted Subject	8	14	21	43
Suspicious Subject	41	32	55	128
Public Assist	20	28	21	69
Group Contact	5	40	53	98
Loitering	25	76	12	113
Muni Code Violation	15	8	5	28
Assault	44	50	45	139
Total	1939	2570	2367	6876

Calls For Service Activity

Shelter (816 Cacique)	2008	2009	2010(Projected)	Total
Alcohol	58	47	62	167
Drugs	3	2	3	8
Lewd Conduct	0	0	0	0
Panhandler	0	0	0	0
Vandalism	2	1	0	3
Disturbing the Peace	105	92	118	315
Trespassing	3	2	0	5
Urinating in Public	0	0	0	0
Illegal Dumping	0	0	0	0
Illegal Camping	2	4	2	8
Illegal Bonfire	0	0	0	0
Check the Welfare	17	29	21	67
Medical Emergency	5	6	3	14
Attempt to Locate	7	12	9	28
Premise Check	21	16	14	51
Mental Problems	9	10	7	26
Suicidal Subject	13	21	14	48
Suicide Attempt	0	1	0	1
Pedestrian Contact	14	10	12	36
Wanted Subject	4	5	10	19
Suspicious Subject	8	7	7	22
Public Assist	3	5	2	10
Group Contact	0	0	0	0
Loitering	1	0	0	1
Muni Code Violation	0	0	0	0
Assault	12	10	15	37
Total	287	280	298	865



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 008-09

816 CACIQUE & 110 S. QUARANTINA STREETS

AMENDMENTS TO CONDITIONS OF APPROVAL FOR PRIOR RESOLUTION 051-04

MARCH 26, 2009

APPLICATION OF MIKE FOLEY, EXECUTIVE DIRECTOR OF CASA ESPERANZA, 816 CACIQUE STREET AND 110 SOUTH QUARANTINA STREET, APNS 017-240-021, 017-113-035 & 071-113-034, M-1, LIGHT MANUFACTURING, C-2, GENERAL COMMERCE AND S-D-3, COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: INDUSTRIAL(MST99-00432).

The proposed project involves amendments to the Conditions of Approval per Planning Commission Resolution No. 051-04. The proposed amendment involves an increase in the capacity of the Year-Round Shelter by 40 beds for a 90 day period from April 1, 2009 through June 30, 2009 (140 beds total).

Amendments to the following discretionary applications are required for this project:

Amendment to Conditional Use Permit conditions that allow a quasi-public use (§28.94.030.W).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301(e).

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, 11 people appeared to speak in favor of the application, and 9 people appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, March 19, 2009
2. Site Plans
3. Correspondence received in support of the permit:
 - a. Bonnie Raisin, via email
 - b. Glen Mower, via email
 - c. Randy Sunday, Sarah House, via email
 - d. Maureen Earls, CLUE, via email
 - e. Nancy Rowan, CLUE, via email
 - f. Sara Miller McCune, via email
 - g. Sharon Brownnett, via email

- h. Cath Webb, via email
 - i. Roger E. Heroux, via email
 - j. Ellen M. Goodstein, Esq., via email
 - k. Roslyn Scheuerman, via email
 - l. Alex Lambrous, Esq., via email
 - m. Robert Pearson, Housing Authority of Santa Barbara, via email
 - n. Petra Lowen, via email
 - o. Bette Farrell, via email
 - p. Kathleen Baushke, Transition House, via email
 - q. Bernadette Murphy, submitted at hearing
 - r. Neighborhood petition submitted at hearing with 114 signatures
4. Correspondence received in opposition to the permit or with concerns:
- a. Peter Neuhaus, via email
 - b. Mike, via email
 - c. Melinda Werner, via email
 - d. John Dixon, Tri-County Produce, via email
 - e. Chris Kamen, via email
 - f. Holly Walters, via email
 - g. Jim Neuman, via email
 - h. Mark Romasanta, Harbor View Inn, via email
 - i. Sylvie Loebach Monsivais, Harbor View Inn, via email
 - j. David Burkholder, Neighborhood Corner Bar & Grill, via email
 - k. Harry Kazali, Days Inn, via email
 - l. Paula Westbury, Santa Barbara, CA
 - m. Paul Bullock, The Eagle Inn, Santa Barbara, CA
 - n. Rolland and Barbara Fitzgerald, Santa Barbara, CA
 - o. Mary Ellen Tiffany, submitted at hearing

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

- I. Approved the subject application making the following findings and determinations:
 - A. The use is deemed essential and desirable to the public convenience and welfare and is in harmony with the various elements and objectives of the Comprehensive General Plan. The Day Center and Shelter will expand its important services to Santa Barbara's homeless population in a permanent location. The temporary expansion of 40 beds to the Year-Round Shelter is in response to the worsening economic crisis, and keeping the vulnerable homeless population off the streets is essential and desirable to the public welfare, as it will reduce the suffering of this homeless population. Further, the expansion of the existing use would be in harmony with the General Plan Land Use Designations of Industrial and Commercial.
 - B. The uses will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood because the project will provide a place where the homeless can sleep without loitering in the neighborhood. Casa Esperanza staff and volunteers will continue to work with the homeless and neighboring businesses, through the Milpas Action Task Force, the Step Up clean up crew and the Streets Outreach program, to reduce neighborhood impacts caused by the homeless populations.
 - C. The total area of the site and the setbacks of all facilities from property and street lines are of sufficient magnitude in view of the character of the land and of the proposed development and use. Significant detrimental impacts on surrounding properties are avoided because the project meets the requirements of the M-1 and C-2 zones, and the area where facility users gather is set back and screened from the surrounding properties.
 - D. Adequate access and off-street parking is provided in a manner and amount so that the demands of the development for such facilities are adequately met without altering the character of the public streets in the area. Most of the facility users will not drive. The parking demand for all current activities at Casa Esperanza, including the Year-Round shelter, Emergency Winter Shelter (330 beds total) and Day Center was previously calculated to be met with a total of thirty-three (33) spaces (twenty (20) spaces provided off-site). The temporary increase in the year round capacity, through June 30th, to 140 beds will not exceed the parking demand of the overall approved project.
 - E. The appearance of the developed site in terms of the arrangement, height, scale and architecture of the building, location of parking areas, landscaping and other features is compatible with the area since the building and provision of landscaping have improved its appearance and made it more consistent with recent buildings in the area, such as the Fire Station, and with the overall character of the industrial and commercial area.
- II. Said approval is subject to the following conditions:

- A. **Recorded Agreement.** The following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be documented in a written instrument which shall be reviewed as to form and content by the City Attorney, Community Development Director and/or Public Works Director. Owner shall record the approved document with the Office of the County Recorder.
1. **Uninterrupted Water Flow.** The Owner shall provide for the flow of water through the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner which will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
 2. **Recreational Vehicle Storage.** No recreational vehicles, boats or trailers shall be stored on the Real Property (although recreational vehicles that belong to shelter occupants may be parked on-site overnight or during the day).
 3. **Landscape Plan Compliance.** Owner shall comply with the Landscape Plan as approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.
 4. **Water Rights Assignment.** Owner shall assign to the City of Santa Barbara the exclusive right to extract water from under the Real Property.
 5. **Allowed Development.** The development of the Real Property is limited to 25,392 sq. ft. of building area.
 - a. **Day Center Operations/Community Kitchen.** Owner may operate a day center on a daily basis. Day center operations shall be limited to a maximum of eighteen (18) staff and volunteers. A noon-time meal may be served daily to up to 200 clients. All meals served from the real property shall be consumed on the real property. The applicant shall report back to the Planning Commission, in 45 days of approval (3-26-09), the progress on exploration with other agencies in the community for alternative food service locations.
 - b. **Emergency Shelter.** From December 1 through March 15~~31~~³¹, Owner may operate an emergency shelter on the real property with up to 230 beds, with a monthly average of no more than 200 beds. At the request of the shelter operator, the Community Development Director may extend the duration of the emergency shelter operation due to cold and/or rainy weather. Notice shall be given to the neighborhood by means of the Milpas Action Task Force no later than 48 hours prior to a change in schedule.

- c. **Shelter Operations.** From ~~March 16~~ April 1 through November 30 of each year, Owner may operate a shelter on the real property with up to 100 beds. From April 1, 2009, through June 30, 2009, Owner may operate a shelter on the real property with up to 140 beds.
 - d. **Detoxification Program.** Owner may operate a residential non-medical based detoxification program for up to 12 clients with a maximum stay of 14 days.
 - e. **Parking/Bicycle Storage and Access.** At all times, Owner shall provide a total of 33 parking spaces for use by staff, volunteers and clients. Thirteen spaces shall be provided on-site at 816 Cacique Street and twenty spaces shall be provided off-site at 110 S. Quarantina Street. The off-site parking lot shall be reserved for use by staff and volunteers and, secondarily, clients. If this off-site lot is needed at night, it shall be used for overnight staff parking. Signs shall be provided at the on-site parking entrances directing users to the off-site parking lot when on-site parking is full, subject to review and approval under the Sign Ordinance. Secure bicycle storage for sixty (60) bicycles shall be provided, subject to review and approval by the Transportation Planning Manager. Include a door that provides access to the rear of the building that does not exit through the kitchen for the purpose of providing access to bicycle storage.
 - f. **Increases to Meet Critical Need.** Upon a written determination by the Chief of Police (or his designee) that the shelter bed limitations contained herein need to be exceeded in order to provide adequate and safe shelter to homeless individuals within the City due to weather related conditions or concerns related to public safety, the bed limitations contained herein may be exceeded by an amount not to exceed ten percent (10%); provided, the determination of the Chief of Police is provided to Owner and to the Milpas Action Task Force within 48 hours of its issuance and each such determination shall be valid only for a period of seven (7) days.
 - g. **Fielding Institute Study.** The applicant shall provide an update within 45 days (of March 26, 2009) to the Planning Commission on the status of a Fielding Institute Study being done in cooperation with the City Police Department examining the frequency and nature of police contacts and problems in the vicinity of the shelter with the different populations served at the shelter (i.e. clients in the evening program versus clients in the day program). The update shall include the study's expected completion date.
6. **Lighting.** Exterior lighting shall be provided on both properties and shall be consistent with the City's lighting ordinance. No floodlights shall be allowed. All lighting shall be directed toward the ground.

7. **Tree Protection.** The street trees within the City's right-of-way shall be preserved and protected.
8. **Transportation Demand Management.** The following alternative mode incentives shall be incorporated into the project to reduce traffic impacts caused by the project. Such provisions shall be included in the lease/rental agreements of future tenants as a required "Transportation Management Plan." A copy of the clause in the lease/rental agreement needed to comply with this condition shall be provided to the Community Development Director and Transportation and Parking Manager.
 - a. **Bus Passes.** Owner or all employers shall contact the Metropolitan Transit District (MTD) to purchase bus passes or the equivalent for their employees and clients. These passes or tokens shall be provided free of charge to employees and clients who request them for travel to and from the facility. Notice of the free passes shall be provided to existing employees and new employees when they are hired and clients by posting signs in the facility. A copy of the contract with MTD shall be provided to the Transportation Planning Manager.
 - b. **Bus Routes and Schedules Posted.** Notice of MTD bus routes and schedules shall be placed and maintained up-to-date in a central (public) location accessible to employees and clients.
 - c. **Ride-Sharing Program.** Employees shall be made aware of the Ride-Sharing Program or similar successor programs administered by the Santa Barbara County Association of Governments or successor agency. The Owner and/or all employers shall have all employees registered semi-annually in the Ride-Sharing Program and shall make every effort to encourage participation in the program.
9. **Neighborhood Communication.** Casa Esperanza shall regularly meet with neighborhood representatives in order to handle issues and concerns regarding its operations. The Milpas Action Task Force (MATF) shall be the forum for these meetings, and shall include representatives from area property owners, businesses, and residents, the City of Santa Barbara, and Casa Esperanza. Meetings may be called by the Owner or the MATF, when determined necessary. The applicant will provide the Planning Commission with an update within 45 days of approval (3-26-09).
10. **Neighborhood Outreach.** Staff of Casa Esperanza shall conduct daily patrols through the neighborhood. This Outreach Program currently includes both sides of Milpas from the beach to Mason Street, and the area between the railroad tracks and US 101, and the Cacique/Quarantina/US101 triangle. This area may be revised by the Milpas Action Task Force in response to local conditions. Because of the area's scope, each segment may not be visited daily, but shall be visited more than once a week. Outreach involves contacting businesses and

residents to hear what is going on. The name and telephone number of a contact person will be distributed along with information regarding where complaints about facility operations may be directed. Any complaints received and the staff response will be logged and made available to the public upon request. The Outreach Program shall also refer businesses and residents to the Police Department for crime prevention assessment. The applicant will provide the Planning Commission with an update within 45 days of approval (3-26-09).

11. **Neighborhood Watch/Patrol.** In addition, the operator shall conduct a neighborhood watch and clean-up patrol within the patrol area defined above by the Milpas Action Task Force. In addition to litter clean-up, the purpose of the patrols is to observe homeless activities in the area, and to enforce the facility's Code of Conduct. The applicant will provide the Planning Commission with an update within 45 days of approval (3-26-09).
12. **Property Maintenance.** The properties shall be maintained in accordance with the approved plans. The applicant will provide the Planning Commission with an update within 45 days of approval (3-26-09).

- B. **Report to Planning Commission.** Casa Esperanza shall provide progress reports to the Planning Commission every two years, with the next report due in September 2010. Compliance with the conditions of approval and progress in meeting the corrective action objectives in the September 14, 2004 Milpas Action Task Force Report shall be addressed. Discussion of overall operations, statistical information of the numbers of persons served, complaints received and the response to those complaints, and parking demand and utilization should also be included. The Planning Commission reserves the right to further condition the project as necessary to sustain operation.

This motion was passed and adopted on the 26th day of March, 2009 by the Planning Commission of the city of Santa Barbara, by the following vote:

AYES: 3 NOES: 2 (Jacobs, Jostes) ABSTAIN: 0 ABSENT: 2 (Bartlett, Larson)

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.

Julie Rodriguez, Planning Commission Secretary

Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.